

OWNER/DEVELOPER:
 JANSSEN BRUCKNER, LLC
 RYAN JANSSEN
 PO BOX 277
 EAGLE, WI 53119

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

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

REVIEWING AUTHORITIES:
 • CITY OF SOUTH MILWAUKEE
 • MILWAUKEE COUNTY
 • WI DEPARTMENT OF ADMINISTRATION

TOTAL PARCEL AREA
 SUBDIVISION AREA (SITE) = 110,144 S.F. OR 2.529 ACRES

PROPOSED DEVELOPMENT = 8 LOTS + 2 OUTLOTS

BUILDING SETBACKS
 • STREET = 25'
 • STREET SIDE YARD = 12.5'
 • SIDE = 5'
 • REAR = 3'

PRIMARY ENVIRONMENTAL DISTURBANCE AREA (P.E.C.)

P.E.C. GROSS AREA = 23,671 S.F.
 P.E.C. DISTURBANCE AREA ALLOWED (10%) = 2,367 S.F.

OUTLOT 1 DISTURBANCE AREA = 760 S.F.
 LOT 6 DISTURBANCE AREA = 1,584 S.F.
 LOT 7 DISTURBANCE AREA = 23 S.F.

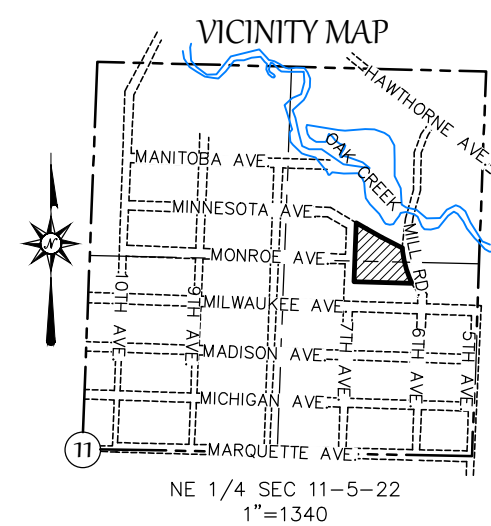
TOTAL PROPOSED DISTURBANCE AREA = 2,367 S.F.

NOTES:

- TITLE COMMITMENT PROVIDED PREPARED BY FIRST AMERICAN TITLE DATED JANUARY 03, 2023. COMMITMENT NO. 22-21396 MAY BE SUBJECT TO THE FOLLOWING EASEMENTS:
- EXCEPTION 10.: UTILITY EASEMENT RECORDED AS DOCUMENT NO. 3770431.
- DIGGERS HOTLINE LOCATE TICKET NUMBERS: 2022503665.
- 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.
- CONTOURS ARE SHOWN PER FIELD SURVEY COMPLETED BY LANDTECH SURVEYING 1/3/2023.
- SEE LOT 2 FOR BUILDING SETBACK DETAIL.
- OUTLOT 1 OF THE PLAT OF MONROE COURT IS OWNED AND SHALL BE MAINTAINED BY THE MONROE COURT HOMEOWNERS ASSOCIATION AND EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP OF THE OUTLOT AND THAT MILWAUKEE COUNTY AND THE CITY OF SOUTH MILWAUKEE SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT MILWAUKEE COUNTY OR THE CITY OF SOUTH MILWAUKEE SHOULD BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF DELINQUENCY. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN SAID OUTLOT IN AN UNOBSTRUCTED CONDITION SO AS TO MAINTAIN THEIR INTENDED PURPOSE. CONSTRUCTION OF ANY BUILDING, GRADING, OR FILLING IN SAID OUTLOT IS PROHIBITED UNLESS APPROVED BY THE CITY OF SOUTH MILWAUKEE. THE HOMEOWNERS ASSOCIATION GRANTS TO THE CITY THE RIGHT (BUT NOT THE RESPONSIBILITY) TO ENTER UPON THIS OUTLOT IN ORDER TO INSPECT, REPAIR OR RESTORE SAID OUTLOT TO ITS INTENDED PURPOSE. EXPENSES INCURRED BY THE CITY FOR SAID INSPECTION, REPAIR OR RESTORATION OF SAID OUTLOT MAY BE PLACED AGAINST THE TAX ROLL FOR SAID ASSOCIATION AND COLLECTED AS A SPECIAL CHARGE BY THE CITY.

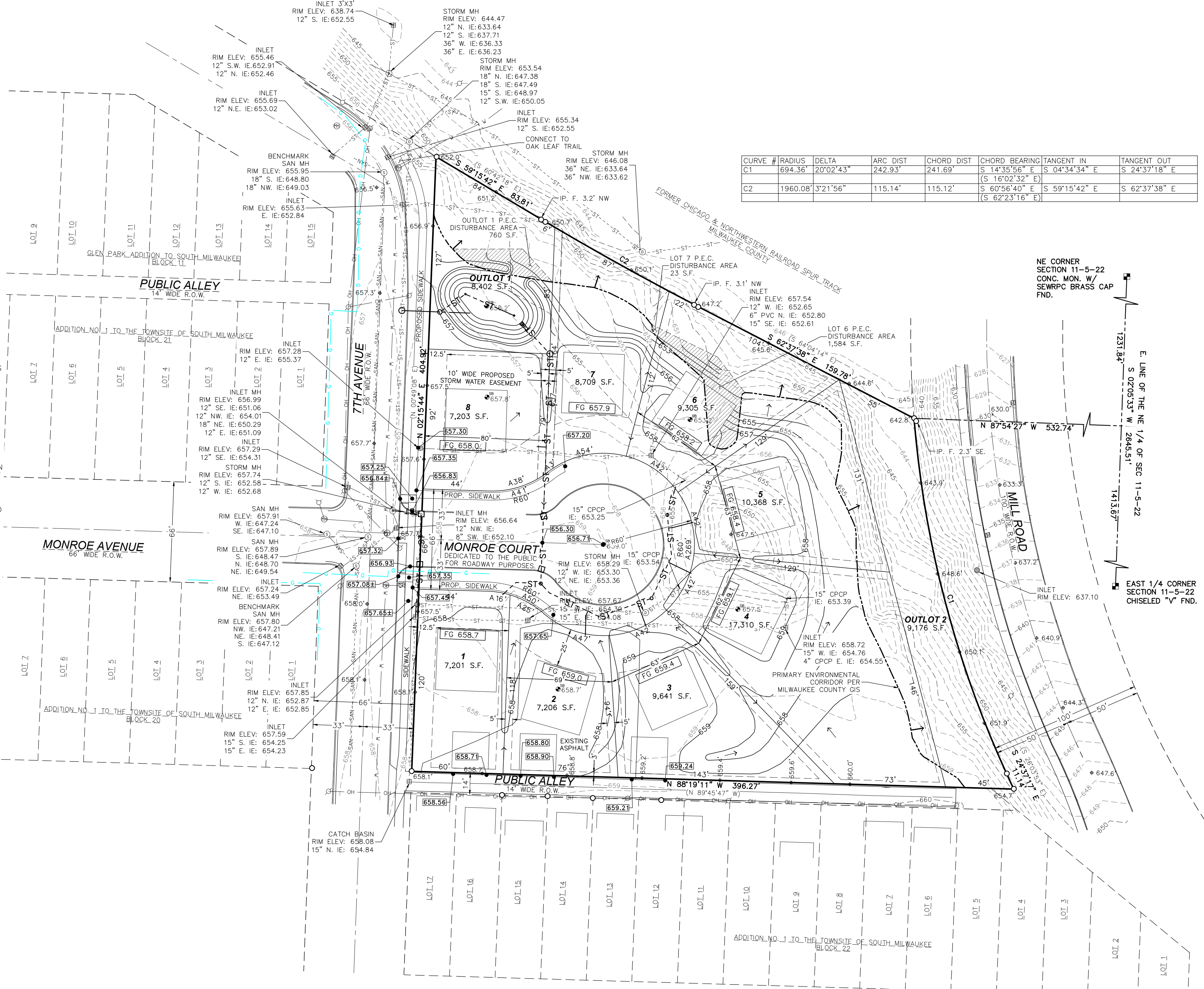
LEGAL DESCRIPTION PER TITLE POLICY

THAT PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF SOUTH MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION, THENCE NORTH 00° 38' 56" EAST ALONG THE EAST LINE OF SAID 1/4 SECTION 1162.10 FEET TO A POINT IN THE SOUTHERLY LINE OF THE FORMER CHICAGO & NORTHWESTERN RAILROAD SPUR TRACK, THENCE NORTH 64° 04' 14" WEST ALONG SAID SOUTHERLY LINE 589.16 FEET TO A POINT IN THE WEST LINE OF MILL ROAD AND THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED, THENCE SOUTHEASTERLY 242.93 FEET ALONG SAID WEST LINE AND AN ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 894.36 FEET AND WHOSE CHORD BEARS SOUTH 16° 02' 32" EAST 241.69 FEET TO A POINT, THENCE SOUTH 26° 03' 53" EAST ALONG SAID WEST LINE 11.14 FEET TO A POINT IN THE NORTH LINE OF A 14 FOOT PUBLIC ALLEY, THENCE NORTH 89° 45' 47" WEST ALONG SAID NORTH LINE 396.27 FEET TO A POINT IN THE EAST LINE OF 7TH AVENUE, THENCE NORTH 00° 49' 08" EAST ALONG SAID EAST LINE 404.92 FEET TO A POINT IN THE SOUTHERLY LINE OF THE FORMER CHICAGO & NORTHWESTERN RAILROAD SPUR TRACK, THENCE SOUTH 60° 42' 18" EAST ALONG SAID SOUTHERLY LINE 83.81 FEET TO A POINT, THENCE SOUTHEASTERLY 115.14 FEET ALONG SAID SOUTHERLY LINE AND AN ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 1960.08 FEET AND WHOSE CHORD BEARS SOUTH 62° 23' 16" EAST 115.12 FEET TO A POINT, THENCE SOUTH 64° 04' 14" EAST ALONG SAID SOUTHERLY LINE 159.78 FEET TO THE POINT OF BEGINNING.



PRELIMINARY PLAT
 MONROE COURT

UNPLATTED LANDS BEING PART OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF SOUTH MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	694.36'	20°02'43"	242.93'	241.69'	S 14°35'56" E S 04°34'34" E	S 24°37'18" E	
C2	1960.08'	3°21'56"	115.14'	115.12'	S 60°56'40" E S 59°15'42" E	S 62°37'38" E	S 62°23'16" E

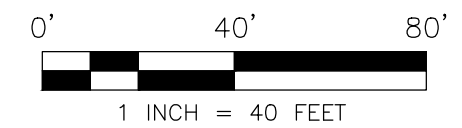
NE CORNER SECTION 11-5-22 CONC. MON. W/ SEWRPC BRASS CAP FND.

E. LINE OF THE NE 1/4 OF SEC. 11-5-22 S 02°05'33" W 2645.51'

EAST 1/4 CORNER SECTION 11-5-22 CHISELED "V" FND.

LEGEND

- SECTION CORNER MONUMENT FOUND 1" IRON PIPE OR NOTED
- STORM MANHOLE
- SANITARY MANHOLE
- MANHOLE
- CURB INLET
- FIELD INLET
- WATER VALVE
- HYDRANT
- CMCP CULVERT
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UTILITY POLE
- OVERHEAD UTILITY
- UNDERGROUND GAS PER PLAN
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- TREE LINE
- SOIL BORE
- RECORD DIMENSION
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- PROPOSED STORM SEWER



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, MILWAUKEE COUNTY ZONE (NAD 83 WISCONSIN 2011) AND REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SEC. 11-5-22 MEASURED AS S02°05'33"W.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES, AND COMPLY WITH THE PROVISIONS OF CHAPTER 18.400 OF SOUTH MILWAUKEE AND OF CHAPTER 236 OF THE WISCONSIN STATUTES.

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



LAND SURVEYING • LAND PLANNING
 111 W. SECOND STREET
 OCONOMOWOC, WI 53066
 WWW.LANDTECHWI.COM
 (262) 367-7599

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

REV: 06/15/2023
 02/21/2023
 PROJ. NO: 23002
 SHEET 1 OF 1