



## SIVYER AVENUE HOMESITES

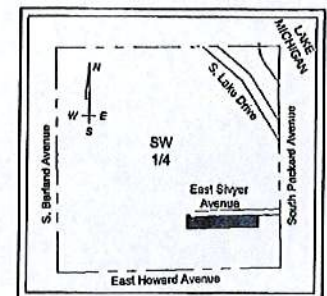
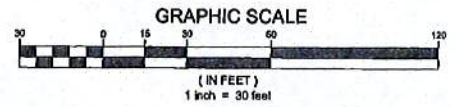
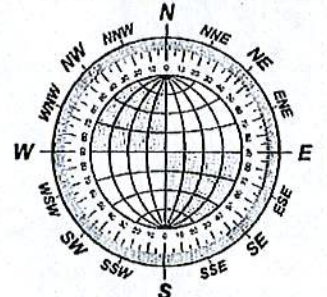
### ST. FRANCIS, WISCONSIN

November, 2013

What a location—Minutes from Lake Michigan, downtown Milwaukee and the airport. Thirteen attractive and affordable new homesites in a redeveloping area of St. Francis.

- Location:** On the south side of East Sivyer Avenue, just west of Packard Avenue.
- Directions:** Howard Avenue to Packard Avenue, North to East Sivyer Avenue, then West to site. (See attached location map).
- Description:** A single-family subdivision of 13 homesites with lots averaging 8,950 square feet in size. Each lot is at least 60 feet wide and 140 feet deep.
- The lots are being developed in 2 phases. There are 6 lots on the western portion of the site that are available now for purchase and home construction. There will be an additional 7 lots on the eastern portion of the site that will be developed later, which a buyer may reserve at this time.
- Preliminary Building Restrictions:**
- One story home -minimum 1,500 square feet of living space.
  - Two story home -minimum 1,650 square feet of living space.
  - Minimum 2 car attached garage.
  - Permitted siding materials – solid wood, fiber-cement, vinyl, aluminum, stone, brick or stucco.
- Architectural Control:** All house plans must be approved by developer prior to commencing construction.
- Sanitary Sewer:** Municipal Sewer System, including lateral to front lot line.
- Water:** Municipal water system, including lateral to front lot line.
- Synopsis:** We are pleased to present a plan for a new residential community that blends well with the existing neighborhood.
- Lot Prices:** See attached price sheet.

Bearings refer to G16 North of the Wisconsin State Plane Coordinate System G16, South Zone per I.A.D. 27, the East line of the Southwest 1/4 of Section 14, Township 6 North, Range 22 East has a reference bearing of N 61°12'21" W.



VICINITY SKETCH  
Southwest 1/4, Sect. 14, T6N, R22E  
Scale: 1" = 100'

PRELIMINARY PLAT:  
EAST SIVYER AVENUE

Being a part of Block K, part of Block N, and vacated alley in KOENIG'S SUBDIVISION, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 6 North, Range 22 East, in the City of St. Francis, Milwaukee County, Wisconsin.

**LEGAL DESCRIPTION:**  
Being a part of Block K, part of Block N, and vacated alley in KOENIG'S SUBDIVISION, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 6 North, Range 22 East, in the City of St. Francis, Milwaukee County, Wisconsin.

Commencing at the Southeast corner of said Southwest 1/4; Thence N 01°12'12" W along the East line of said Southwest 1/4, a distance of 627.02 feet; Thence S 88°22'15" W, 258.13 feet to the POINT OF BEGINNING; Thence S 01°13'04" E, 140.72 feet; Thence S 88°22'15" E, 858.38 feet; Thence N 00°30'46" E, 184.62 feet; Thence N 81°22'59" E, 33.15 feet to a point on a curve; Thence 92.28 feet along the arc of a curve with a 43.00 foot radius lying to the Northeast with a chord bearing S 70°01'25" E, 75.56 feet; Thence N 88°22'15" E, 750.06 feet to the POINT OF BEGINNING.

Containing 121,117 square feet, 2.7805 acres more or less.

**ZONING SUMMARY**  
ZONING: R-3  
MINIMUM LOT WIDTH: 50'  
MINIMUM LOT SIZE: 5,400 SQ FT

**SETBACKS**  
FRONT - PRINCIPAL STRUCTURE 25 FEET  
FRONT - PORCHES AND DECKS 20 FEET  
SIDE - 1.5 STORIES OR LESS NORTH OR WEST SIDE 3 FEET, SOUTH OR EAST SIDE 7 FEET  
SIDE - MORE THAN 1.5 STORIES NORTH OR WEST SIDE 5 FEET, SOUTH OR EAST SIDE 10 FEET  
REAR - 25 FEET

**DEVELOPMENT SUMMARY**  
GROSS SITE AREA: 2.7805 ACRES  
NUMBER OF LOTS: 13  
GROSS DENSITY: 0.21 DU/AC  
NUMBER OF OUTLOTS: 1  
NET SITE AREA: 2.7805 ACRES  
NET DENSITY: 0.21 DU/ACRE  
MINIMUM LOT SIZE: 8,499 SQ FT  
MAXIMUM LOT SIZE: 12,813 SQ FT  
AVERAGE LOT SIZE: 8,896 SQ FT  
LENGTH OF ROADS: 778 FT

**NOTES:**  
THERE SHALL BE NO ADDITIONAL LOTS CREATED WITH THIS SUBDIVISION PLAT.

**PROPOSED HOUSE NOTE:**  
The particular style and/or design of the proposed house could be significantly affected by topographic conditions, and that "raised basement" construction may be necessary to maintain near yard disturbance. By approving this subdivision as submitted, Milwaukee County does not warrant that such lot allows will accommodate every conceivable type of building style or footprint that may be considered by potential lot owners.

**WETLAND PRESERVATION RESTRICTIONS:**  
1. Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Milwaukee County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.  
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 dead, diseased or dying vegetation at the discretion of a forester or naturalist and the approval of Milwaukee County.  
4. Grading 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 Wetland area shall be prohibited.  
6. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Milwaukee County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.  
7. Construction of buildings within the Primary Environmental Corridor preservation area is prohibited.

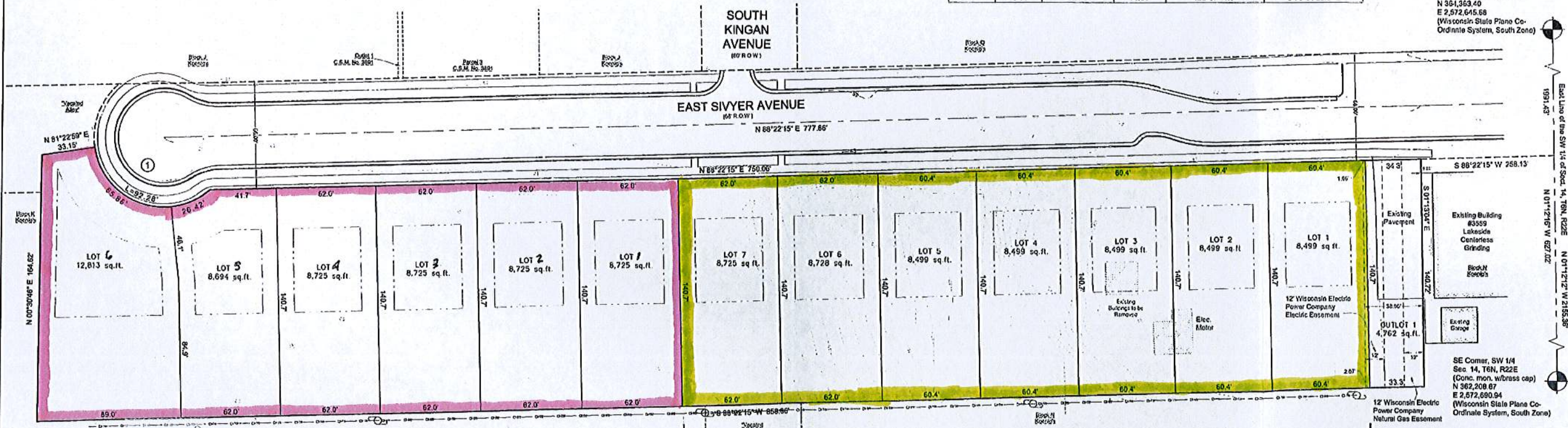
**PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTIONS:**  
1. Grading and filling shall be prohibited.  
2. The removal of topsoil or other earthen materials shall be prohibited.  
3. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, diseased or dying vegetation at the discretion of the landowner, or agricultural farming upon the recommendation of the forester or naturalist and the approval of Milwaukee County Department of Parks and Land Use.  
4. Grading by domesticated animals, i.e., horses, cows, etc., is prohibited.  
5. The introduction of plant material not indigenous to the existing environment of the Primary Environmental Corridor area shall be prohibited.  
6. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Milwaukee County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.  
7. Construction of buildings within the Primary Environmental Corridor preservation area is prohibited.

**BASEMENT RESTRICTIONS:**  
Although all lots in this subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 238 Wisconsin Statutes, some lots contain soil conditions which, due to the possible presence of groundwater near the surface, may require soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no special representation is made herein.

MAIN CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	CENTRAL ANGLE	CHORD BEARING
1	43.00'	82.28'	75.56'	122°57'41.6"	S 70°01'25.3" E

NE Corner, SW 1/4  
Sec. 14, T6N, R22E  
(Conc. mon. w/brass cap)  
N 361,363.40  
E 2,572,645.68  
(Wisconsin State Plane Co-Ordinate System, South Zone)

SE Corner, SW 1/4  
Sec. 14, T6N, R22E  
(Conc. mon. w/brass cap)  
N 362,208.87  
E 2,572,650.94  
(Wisconsin State Plane Co-Ordinate System, South Zone)



**SIVYER LOTS**  
AVAILABLE FOR BUILDING NOW

**SIVYER EAST LOTS**  
MAY BE RESERVED NOW

Prepared By:  
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Waukesha, WI 53188  
Ph. (262) 650-9700



July 9, 2009  
Revised September 15, 2009

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS ABOVE MAP IS A TRUE REPRESENTATION 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 AND ROADWAYS AND VISIBLE ENCROACHMENT, 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 THE DATE HEREOF.

WILLIAM R. HENRICHS  
S-2419  
Waukesha, WI

Witness my hand and seal this 9th day of July, 2009.

William R. Henrichs, Registered Land Surveyor S-2419

Map prepared by: William R. Henrichs, RLS  
Project Engineer: Aaron E. Koch, PE  
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SHEET 1 OF 1  
Project No. 050618