

REZONE EXHIBIT

PART OF LOT 2 OF CSM 2716 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

OWNER/DEVELOPER
FRANK GROTKIEWICZ
11177 W. TALON CIRCLE
GREENFIELD, WI 53288

ZONING DATA

EXISTING ZONING: A-2

PROPOSED ZONING: R-1/R-2

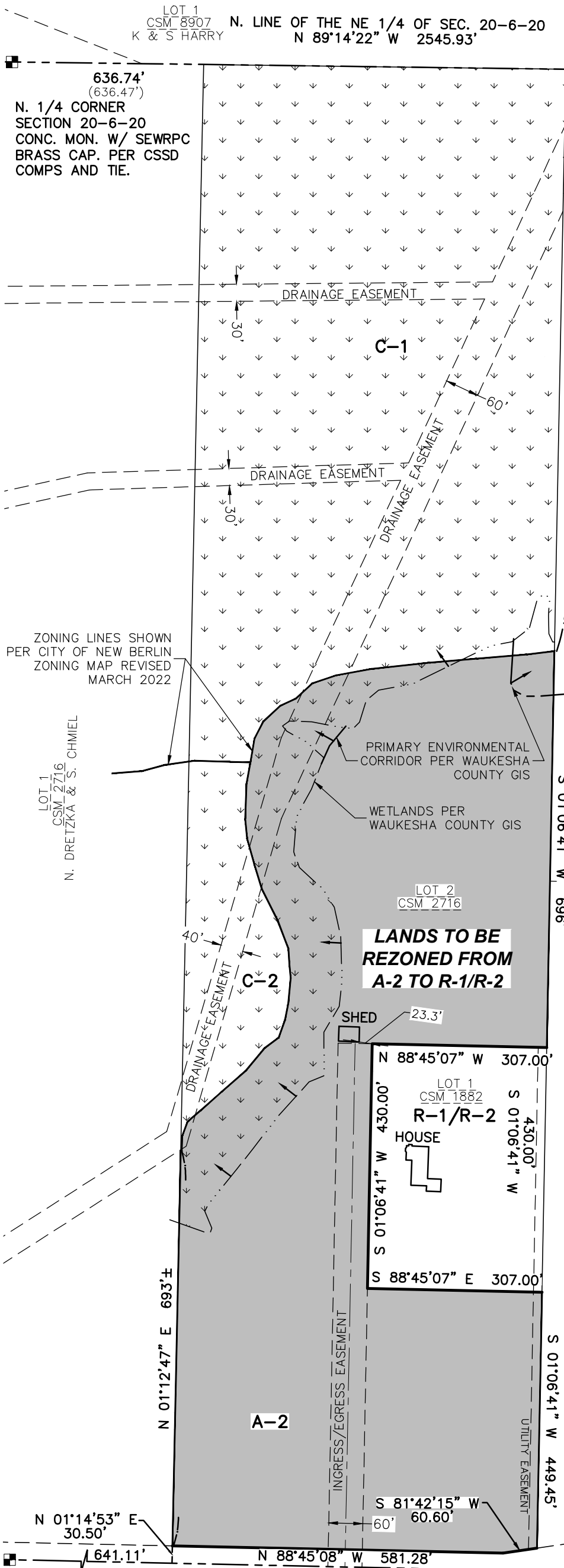
MINIMUM LOT AREA = 20,000 S.F. OR 32,670 S.F.
MINIMUM LOT WIDTH = 110 OR 130
MINIMUM LOT DEPTH = NONE
MINIMUM FRONT YARD SETBACK = 40
MINIMUM SIDE YARD SETBACK = 15
MINIMUM REAR YARD SETBACK = 40
MINIMUM WETLAND BUFFER = 30
MAXIMUM HEIGHT: DWELLING = 35 FARM
STRUCTURE = 60

LEGAL DESCRIPTION

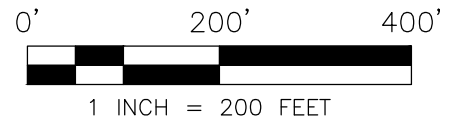
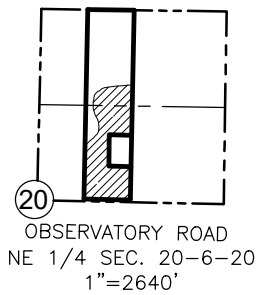
PART OF LOT 2 OF CSM 2716 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST; THENCE N 88°45'07" W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SEC 20, 1923.52 FEET; THENCE N 01°14'53" E, 30.50 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CSM 2716 AND THE POINT OF BEGINNING, THENCE N 01°12'47" E, ALONG THE WEST LINE OF LOT 2 OF CSM 2716, 693 FEET MORE OR LESS TO THE LANDS CONTAINED IN THE C-2 ZONING DISTRICT, THENCE NORTHEASTERLY ALONG THE LANDS CONTAINED IN THE C-2 AND C-1 ZONING DISTRICT TO A POINT ON THE EAST LINE OF LOT 2 OF CSM 2716, SAID POINT LYING S 01°06'41" W, 1022 FEET MORE OR LESS OF NORTHEAST CORNER OF LOT 2 OF CSM 2716; THENCE ALONG THE EAST LINE OF LOT 2 OF CSM 2716 FOR THE FOLLOWING 5 COURSES: 1. THENCE S 01°06'41" W, 696 FEET MORE OR LESS; 2. THENCE N 88°45'07" W, 307.00 FEET; 3. THENCE S 01°06'41" W, 430.00 FEET; 4. THENCE S 88°45'07" E, 307.00 FEET; 5. THENCE S 01°06'41" W, 449.45 FEET; TO THE NORTH RIGHT-OR-WAY OF WEST OBSERVATORY ROAD; THENCE S 81°42'15" W, ALONG THE NORTH RIGHT-OR-WAY OF WEST OBSERVATORY ROAD 60.60 FEET; THENCE N 88°45'08" W, ALONG THE NORTH RIGHT-OR-WAY OF WEST OBSERVATORY ROAD, 581.28 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 753,673 S.F. OR 17.302 ACRES MORE OR LESS.



VICINITY MAP



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