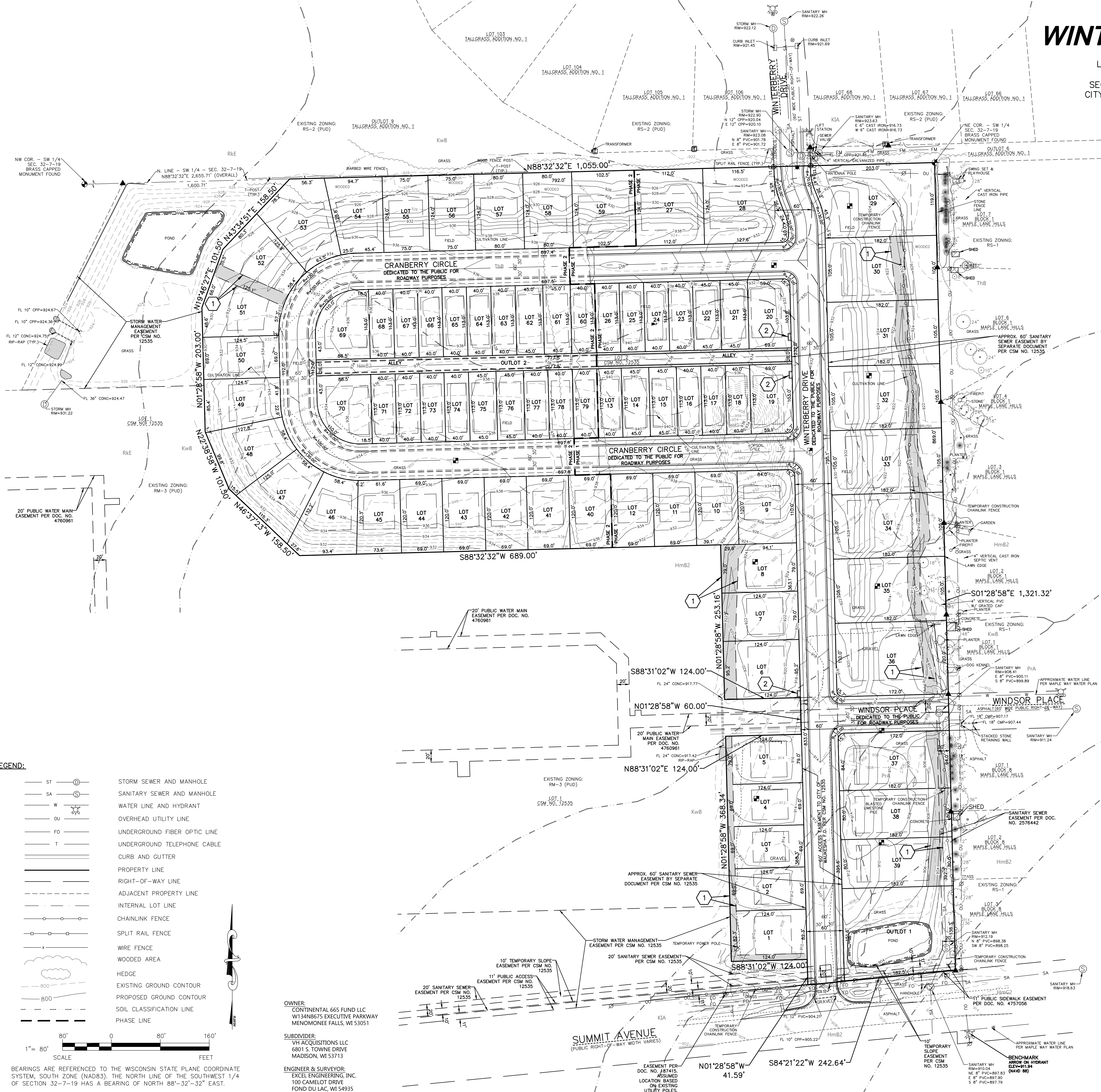


LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	10,210	0.234	41	8,280	0.190
2	8,556	0.196	42	8,280	0.190
3	8,556	0.196	43	8,280	0.190
4	8,556	0.196	44	8,280	0.190
5	9,796	0.225	45	8,482	0.195
6	11,800	0.271	46	11,357	0.261
7	9,796	0.225	47	10,713	0.246
8	9,796	0.225	48	10,786	0.249
9	11,259	0.258	49	9,477	0.218
10	8,280	0.190	50	8,591	0.197
11	8,280	0.190	51	10,849	0.249
12	8,280	0.190	52	10,937	0.251
13	4,520	0.104	53	12,959	0.298
14	5,085	0.117	54	10,274	0.236
15	5,085	0.117	55	9,300	0.213
16	4,520	0.104	56	9,300	0.213
17	4,520	0.104	57	9,920	0.228
18	4,520	0.104	58	9,920	0.228
19	7,780	0.179	59	12,710	0.292
20	7,773	0.178	60	4,520	0.104
21	5,085	0.117	61	5,085	0.117
22	5,085	0.117	62	5,085	0.117
23	4,520	0.104	63	4,520	0.104
24	4,520	0.104	64	4,520	0.104
25	4,520	0.104	65	4,520	0.104
26	4,520	0.104	66	4,520	0.104
27	13,888	0.319	67	4,520	0.104
28	15,735	0.361	68	4,520	0.104
29	22,783	0.523	69	8,948	0.205
30	19,110	0.439	70	8,948	0.205
31	19,110	0.439	71	4,520	0.104
32	19,110	0.439	72	4,520	0.104
33	19,110	0.439	73	4,520	0.104
34	19,110	0.439	74	4,520	0.104
35	19,110	0.439	75	5,085	0.117
36	21,819	0.501	76	5,085	0.117
37	17,087	0.392	77	4,520	0.104
38	14,560	0.334	78	4,520	0.104
39	14,560	0.334	79	4,520	0.104
40	8,280	0.190			

OUTLOT	SQ. FT.	ACRES
1	26,379	0.606
2	20,215	0.464



LEGEND:

⊗	WATER VALVE IN BOX	— ST —	STORM SEWER AND MANHOLE
✱	WATER SERVICE VALVE	— SA —	SANITARY SEWER AND MANHOLE
⊙	TELEPHONE MANHOLE	— W —	WATER LINE AND HYDRANT
⊙→	UTILITY POLE WITH GUY WIRE	— OU —	OVERHEAD UTILITY LINE
⊙	TELEPHONE PEDESTAL	— FO —	UNDERGROUND FIBER OPTIC LINE
⊕	ELECTRIC PEDESTAL	— T —	UNDERGROUND TELEPHONE CABLE
⊕	ELECTRIC TRANSFORMER	—	CURB AND GUTTER
⊕	CABLE TV PEDESTAL	—	PROPERTY LINE
—	SIGN	—	RIGHT-OF-WAY LINE
⊕	ELECTRIC METER	—	ADJACENT PROPERTY LINE
⊕	ELECTRIC PANEL	—	INTERNAL LOT LINE
⊕	2" IRON PIPE FOUND	—	CHAINLINK FENCE
⊕	1" IRON PIPE FOUND	—	SPLIT RAIL FENCE
⊕	CUT "X" FOUND	—	WIRE FENCE
⊕	60D SPIKE FOUND	—	WOODED AREA
⊕	SECTION CORNER MONUMENT	—	HEDGE
⊕	DECIDUOUS TREE	—	EXISTING GROUND CONTOUR
⊕	CONIFEROUS TREE	—	PROPOSED GROUND CONTOUR
⊕	SHRUB	—	SOIL CLASSIFICATION LINE
⊕	SOIL BORING	—	PHASE LINE

1" = 80' SCALE

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 32-7-19 HAS A BEARING OF NORTH 88°-32'-32" EAST.

OWNER:
CONTINENTAL 665 FUND LLC
W134N875 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

SUBDIVIDER:
VH ACQUISITIONS LLC
6801 S. TOWNE DRIVE
MADISON, WI 53713

ENGINEER & SURVEYOR:
EXCEL ENGINEERING, INC.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935

PRELIMINARY PLAT OF WINTERBERRY RESERVE

LOT 2, CSM NO. 12535, LOCATED IN A PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 23 of the City of Waukesha Subdivision Ordinance in surveying, dividing and mapping of the same.

Ryan Wilgreen, P.L.S. S-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project No. 230103400

- NOTES:**
- FLOODPLAIN**
Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55133C0194H with an effective date of October 19, 2023, the property falls within Zone "X" (areas determined to be outside the 0.2% annual chance flood hazard).
- OUTLOTS**
Outlots 1 and 2 of the plat of Winterberry Reserve are owned and shall be maintained by the Homeowners Association and each individual lot owner shall have an undivided fractional ownership of the outlots and that the City of Waukesha shall not be liable for any fees or special assessments in the event that the City of Waukesha should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said outlots in an unobstructed condition so as to maintain its intended purpose. The Homeowners Association grants to the City the right (but not the responsibility) to enter upon these outlots for emergency purposes and in order to inspect, repair or restore said outlots to its intended purpose.
- EXISTING UTILITIES**
Surface indications of utilities along with Digger's Hotline markings per ticket no. 2024392494 have been shown. Sizes and elevation of underground utilities shown herein are based on field measurements of visible structures in combination with available data provided to Excel Engineering. Excel Engineering makes no guarantee that all the existing utilities in the surveyed area have been shown nor that they are in the exact location indicated. Contractor shall be responsible for verifying the location of all utilities prior to construction. This plan is in no way a substitute for utility locating at the time of excavation.
- DATUMS**
Elevations shown on this survey are based on North American Vertical Datum 1988 (NAVD88). Horizontal coordinates are based on the Wisconsin State Plane Coordinate System, South zone. (North American Datum 1983).

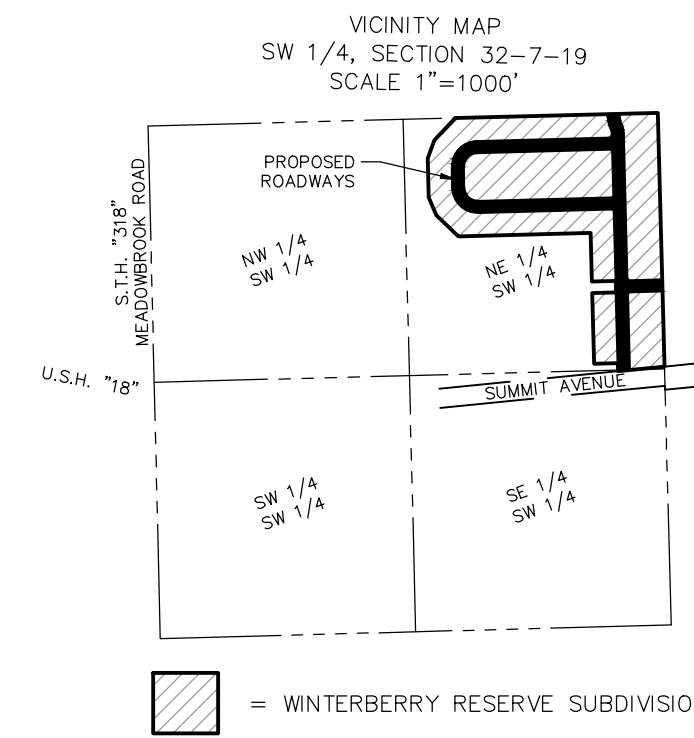
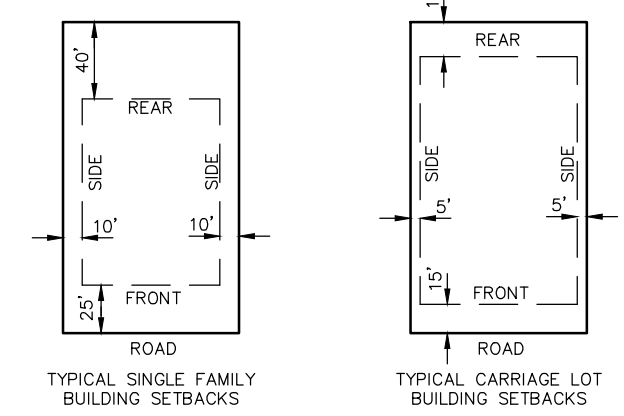
TOTAL AREA
22.206 ACRES
967,303 SQ. FT.

- EASEMENT KEYNOTES**
- 1 PROPOSED STORM SEWER & DRAINAGE EASEMENT
 - 2 PROPOSED COLLECTION BOX EASEMENT

CURRENT ZONING: RS-3 Single-Family Residential District
PROPOSED ZONING: RS-3 Single-Family Residential District w/ PUD

Building Setbacks:

Single Family	Carriage Lots
Front: 25 feet	Front: 15 feet
Side: 10 feet	Side: 5 feet
Rear: 40 feet	Rear: 18 feet



EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PRELIMINARY PLAT
WINTERBERRY RESERVE
SUMMIT AVENUE • WAUKESHA, WI 53186

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE: JAN. 27, 2025

REVISIONS

MAR. 13, 2025

JOB NUMBER

230103400

SHEET NUMBER

PP