

# PRELIMINARY PLAT

## THE RESIDENCES AT DUNHAM GROVE FIRST ADDITION

### A PLANNED UNIT DEVELOPMENT

ALL OF OUTLOT 2, THE RESIDENCES AT DUNHAM GROVE, VOLUME 34, PAGE 693, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 21 EAST, VILLAGE OF UNION GROVE, RACINE COUNTY, WISCONSIN

#### LEGEND

- Found 1" Iron Pipe
- Found 2" Iron Pipe
- Found Iron Rod (Size as noted)
- County PLSS Monument
- Set 2.375" Outside Dia. x 30" Iron Pipe min. wt. 3.65 lb./lin. ft.
- All other lot corners marked with a 1.125" outside dia x 18" iron pipe weighing 1.38 lbs./lin. ft.

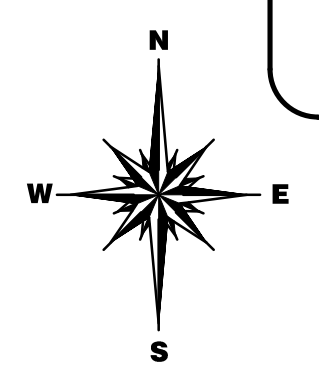
SCALE: 1" = 50'



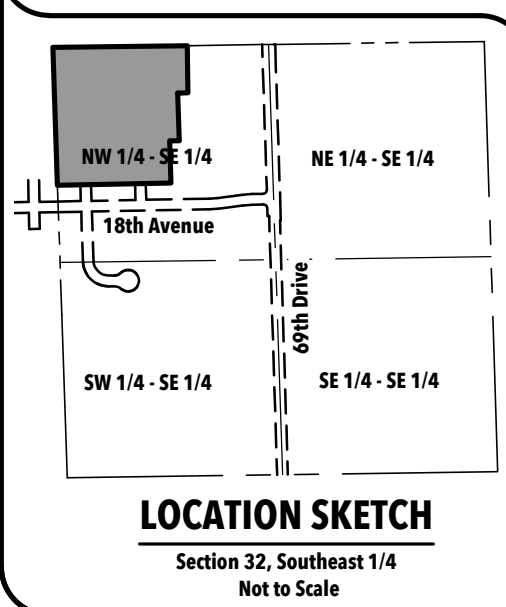
Bearings are based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD 27). The West line of the Southeast 1/4 bears S01°54'20"E.

All linear measurements have been made to the nearest hundredth of a foot and computed to the nearest hundredth of a foot.

All angular measurements have been made to the nearest three seconds and computed to the nearest half second.



West 1/4 Corner Section 32, T3N-R21E Found Brass Cap Monument  
 East 1/4 Corner Section 32, T3N-R21E Found Brass Cap Monument



**OWNER**  
Premier Union Grove, LLC  
3120 Gateway Road  
Brookfield, WI 53045

**SURVEYOR**  
Troy E. Hewitt  
Professional Land Surveyor #2831  
Robert E. Lee & Associates, Inc.  
1250 CENTENNIAL CENTRE BOULEVARD  
HOBART, WI 54155

**PARCEL ID**  
186032132040228

**ZONING**  
Single Family Residence (R80)

**MINIMUM LOT AREA AS PLATTED**  
11,198 Sq. Ft.

**NUMBER OF LOTS**  
39 Lots

**PLATTED AREA DEDICATED TO THE PUBLIC**  
133,775 Square Feet  
3.071 Acres

**PLATTED AREA**  
643,190 Square Feet  
14.766 Acres

**APPROVING & OBJECTING AUTHORITIES**  
Village of Union Grove  
Racine County Planning & Development  
Department of Administration

Curve Table

Curve #	Delta	Radius	Length	Chord	Chord	Tangent	Second
				Direction	Length	Bearing	Tangent Bearing
C1	7°19'44"	283.00'	36.20'	S01°45'32"W	36.18'	S05°25'25"W	S01°54'20"E
C2	15°39'25"	283.00'	77.33'	S13°15'07"W	77.09'	S21°04'49"W	S05°25'25"W
C3	22°59'09"	283.00'	113.53'	S09°35'15"W	112.77'	S21°04'49"W	S01°54'20"E
C4	2°26'18"	217.00'	9.23'	N19°51'41"E	9.23'	N21°04'49"E	N18°38'32"E
C5	20°32'52"	217.00'	77.82'	N08°22'06"E	77.41'	N18°38'32"E	N01°54'20"W
C6	22°59'09"	217.00'	87.06'	N09°35'15"E	86.47'	N21°04'49"E	N01°54'20"W
C7	88°53'09"	92.00'	142.72'	N46°20'54"W	128.84'	N01°54'20"W	S89°12'31"W
C8	14°24'26"	158.00'	39.73'	N83°35'16"W	39.63'	N76°23'03"W	S89°12'31"W
C9	9°55'12"	158.00'	27.36'	N71°25'27"W	27.32'	N66°27'50"W	N76°23'03"W
C10	24°19'38"	158.00'	67.09'	N78°37'40"W	66.58'	N66°27'50"W	S89°12'31"W
C11	48°40'36"	66.00'	56.07'	N89°11'52"E	54.40'	S66°27'50"E	N64°51'34"E
C12	16°04'29"	66.00'	18.52'	N56°49'20"E	18.46'	N64°51'34"E	N48°47'05"E
C13	64°45'04"	66.00'	74.59'	N81°09'37"E	70.68'	S66°27'50"E	N48°47'05"E

Curve Table

Curve #	Delta	Radius	Length	Chord	Chord	Tangent	Second
				Direction	Length	Bearing	Tangent Bearing
C14	62°22'09"	66.00'	71.84'	S79°58'10"W	68.35'	N68°50'46"W	S48°47'05"W
C15	55°26'27"	66.00'	63.86'	N41°07'32"W	61.40'	N13°24'19"W	N68°50'46"W
C16	81°57'37"	66.00'	94.41'	N27°34'29"E	86.57'	N68°33'18"E	N13°24'19"W
C17	199°46'13"	66.00'	230.12'	N31°19'48"W	130.04'	N68°33'18"E	S48°47'05"W
C18	70°27'38"	66.00'	81.16'	S33°19'29"W	76.15'	S68°33'18"W	S01°54'20"E
C19	2°09'30"	283.00'	10.66'	N00°49'35"W	10.66'	N00°15'10"E	N01°54'20"W
C20	16°28'47"	283.00'	81.40'	N08°29'34"E	81.12'	N16°43'57"E	N00°15'10"E
C21	4°20'52"	283.00'	21.48'	N18°54'23"E	21.47'	N21°04'49"E	N16°43'57"E
C22	22°59'09"	283.00'	113.53'	S09°35'15"E	112.77'	N21°04'49"E	N01°54'20"W
C23	16°19'55"	217.00'	61.86'	S12°54'52"W	61.65'	S21°04'49"W	S04°44'54"W
C24	6°39'14"	217.00'	25.20'	S01°25'17"W	25.19'	S04°44'54"W	S01°54'20"E
C25	22°59'09"	217.00'	87.06'	S09°35'15"W	86.47'	S21°04'49"W	S01°54'20"E

**Robert E. Lee & Associates, Inc.**  
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
 1250 CENTENNIAL CENTRE BOULEVARD  
 HOBART, WI 54155  
 INTERNET: www.reeinc.com  
 PHONE: (920) 662-9641  
 FAX: (920) 662-9141

Date Received: \_\_\_\_\_

**Checklist #2: Application for Review and Approval of Preliminary Plat**

**Applicability:** All proposed subdivisions, whether by condominium or subdivision plat, are required to be developed as a conservation subdivision. This Checklist is a guide for the development of Conservation Subdivisions within the Village and does not waive any requirements of the Ordinance itself. The subdivision regulations can be obtained from the Village Clerk-Treasurer, in hard copy at the Village Hall or at the following website at [www.municode.com](http://www.municode.com). The Village Clerk-Treasurer can be reached by phone at 262-878-1818. This Checklist shall be submitted with all required documents and will be reviewed by the Village Engineer at the time of submittal. All information shall be submitted in hard copy and in an electronic format acceptable by the Village. A Preliminary Plat shall not be submitted and/or reviewed unless the Subdivider has completed the Information Required for Concept Plan and Concept Plan Review Process (see Checklist #1).

***Information Required from Subdivider***

NAME OF SUBDIVISION: The Residences at Dunham Grove First Addition

Property Location/Address: 69th Drive, Union Grove, WI 53182

Subdivider: Pre/3 Phone: \_\_\_\_\_

Address: 3120 Gateway Road City: Brookfield State: WI Zip: 53045

Property Owner (if different from Subdivider): Premier Union Grove LLC

Address: 3120 Gateway Road City: Brookfield State: WI Zip: 53045

Surveyor: Troy E. Hewitt, PLS #2831 Phone: 920-662-9641

Subdivider's Engineer: Robert E. Lee Associates Inc. (Aaron Breitenfeldt) Phone: 920-662-9641

**PROPERTY SPECIFICS:**

Current Zoning of Property: Single Family Residence (RS-80) PUD Overlay

Proposed Zoning of Property: \_\_\_\_\_

Density Factor According to Village's Land Use Plan: Med. Density (6200-18999 sq. ft.)

Base Development Yield Per Concept Plan Review: \_\_\_\_\_

Town 3 Range 21 Section 32 Parcel ID# 186-03-21-32-040-228

PROFESSIONAL ECOLOGICAL SERVICES (For Stewardship Planning): Wetlands delineated by SEWRPC

Address: W239 N1812 Rockwood Drive Phone: 262-547-6721

CONSERVATION EASEMENT HOLDER: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

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*(The following to be completed by the Village Engineer)*

Concept Plan Review: Yes No

Has the Subdivider had the Concept Plan reviewed and discussed by the Village Engineer and Plan Commission? (No preliminary plat shall be accepted for review unless the Subdivider has completed the concept plan requirements.)

Date of Plan Commission Initial Review Meeting: \_\_\_\_\_