



19035 W Capitol Drive
 Brookfield, WI 53045
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SITE DATA TABLE

Existing Land	A-1 Agricultural	54.23 ac
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Proposed Subdivision

PDD 19	54.23 ac
- Total Area	54.23 ac
- Proposed	17 lots
- Density = 54.23/17	= 3.2 ac/lot
- Open space	21.73 ac (40.07%)
- Average Lot Size	28.72 ac = 1.69 ac/lot
- Right-of-way	3.78 ac

Lot Characteristics

- Minimum Lot Size 65,340 sf (1.5 ac)
- Min Lot Width 150'
- Min Front Setback 35'
- Min Offset 20'
- Lot Depth & Width ratio = 2.5:1 or less
[in compliance with Sec 34-126 (b)]

Maximum Cul-de-sac length = 1,199 lf
[in compliance with Sec 34-122 (e)]
 - Total Road length = 515 + 1,199 = 1,714 lf

Determination of No Wetlands

- Heartland Ecological Group, Inc. completed an assured wetland delineation on 10/28/2025.
- There were no (0) wetlands identified on the site.

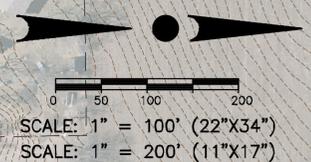


CENTER OF SECTION
 18-5-18
 CONC. MON. W/ SEWRPC
 BRASS CAP FND

EAST 1/4 CORNER
 SECTION 18-5-18
 CONC. MON. W/ SEWRPC
 BRASS CAP FND

Proposed Development by:
Ryan's Buying, LLC
 PO Box 277
 Eagle, WI 53119

Surveyor:
Landtech Surveying, LLC
 John Downing
 955 Lexington Dr
 Oconomowoc, WI 53066



DATE: 3/10/2026

PROPOSED SITE PLAN

Autumn Run

Town of Mukwonago, WI

X:\2026\26-03-1124 AUTUMN RUN - MUKWONAGO DRAWINGS SITE PLAN.DWG