**Lot Selection Considerations**

*Carity Land Corp.*

1. **Lot Size and Building Envelope**
	1. Given front, rear and side yard setbacks, will your home plan fit in the building envelope?
	2. If you have a home plan, consult the Preliminary Plat at [www.CarityLand.com](http://www.CarityLand.com) for dimensions.
	3. Front setbacks are 30’, side yard setbacks are 12.5’ and rear yard setbacks are 25’.

Corner Lots have a 30’ front yard setback and 25’ side street setback.

* 1. We understand many people may have not narrowed down a home plan at this time and that is ok.

Please keep in mind though that when you select a plan in the future, it will have to fit on the lot you choose.

* 1. Every single lot in Kirkland Crossing will accommodate *at a minimum* - a 65’ wide home.
1. **Grade Types - Flat, Partial Exposure, and Full Exposure**
	1. The grading plan dictates the type of exposure allowed on each lot. You can not deviate from this plan.
	2. A partial exposure has a 4’ grade difference and there is an ability to have windows in a basement that

will look out onto the yard.

* 1. A full exposure has an 8’- 9’ grade difference and there is the ability to walk out onto the yard.
	2. Do you have a need to have a flat backyard? Consider grades behind building envelope, too.
	3. If you have the need for a certain grade, please consult the Preliminary Grading Plat at [www.CarityLand.com](http://www.CarityLand.com)
1. **Views and Privacy Factor**
	1. Many buyers treasure the privacy provided by a cul de sac, park, greenspace and woods.

Kirkland Crossing offers it all!

* 1. We have a fantastic, 26 acre wooded park area that many of our premier lots back up to.

This wooded parkland will remain a private, common area to Kirkland Crossing residents.

* 1. Cul de Sacs offer privacy in the sense that there is no through traffic.
	2. Take into consideration that much of your outdoor and indoor living spaces may have rear yard views.

What do you enjoy looking at when looking out of your windows?

* 1. Where do you prefer the sun orientation on your new home during the morning? Evening? On Patio?
1. **Price**
	1. Buy the best lot you can afford and you will never regret it in the future.
	2. Take into consideration not only the cost of new construction, site work and landscaping but also the City of Muskego fees when building. The following fees are paid to the City of Muskego when pulling a building permit. Current 2023 MUSKEGO IMPACT AND CONNECTION FEES: (These fees increase annually).
		1. SEWER HOOK-UP FEE $500
		2. RESERVE CAPACITY ASSESMENT (RCA - SEWER) $6360
		3. WATER CAPACITY (WCA) ASSESSMENT $2850
		4. PARK DEDICATION FEE $1881
		5. CONSERVATION LAND DEDICATION $290 per ½ acre
		6. FEE IN LIEU OF CONSERVATION TRAIL DEDICATION $60
			1. TOTAL = $11,941
	3. 2022 Mill Rate $11.6561
2. **Order Your Lot Choice(s)**
	1. Our best advice to you is to make a selection of ***lots*** that would meet all of your requirements in the event your first, second, third, or fourth (etc.) choice is already spoken for. With multiple lots on your choice list, we can work together to find another suitable lot to build your future home on.