LOT #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ PRICE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

NAME(S): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## ADDRESS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## CONTACT NUMBER(S): ( ) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_( )\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## EMAIL(S):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **SUMMARY OF RESTRICTIONS:**

Minimum residence size and other requirements for single family homes in Kirkland Crossing.

* 1. Not less than 2000 square feet for a one-story residence.
  2. Not less than 2400 square feet in total area for a two-story residence or story and one-half.
  3. Exterior walls shall be constructed of brick, stone, cedar, stucco, fiber-cement or other high-quality natural materials or combination thereof. No aluminum, metal or vinyl siding is permitted.
  4. Aluminum soffit and fascia is allowed.
  5. Gable ends shall have a rake molding.
  6. 25% masonry at front elevation terminating at an inside corner or wrapped around a corner.
  7. There shall be consistent architectural use of building materials around all elevations of the home.
  8. Steeper front facing roof pitches are required. 10/12 on a ranch and 8/12 on a two-story unless approved by ACC.
  9. 4" (or larger) trim boards or shutters are required on all windows and 4” (or larger) corner boards are required
  10. Side entry garages are encouraged. Front entry garages are allowed. Garage may not be more than 50% of façade.
  11. Above ground swimming pools are not permitted.
  12. Outbuildings/sheds are not allowed.
  13. Fences must be maintenance-free and be 50% open. No barrier or chain link allowed.
  14. Long term outside storage of work vehicles, boats, campers, trailers, etc. not permitted.
  15. These restrictions are found in detail in Article 6 of the Kirkland Crossing Declaration of Restrictions:

1. **SETBACKS:** 30’ Front, 12.5 Side, 25’ Rear / Corner Lots 30’ Front and 25’ Street Side
2. **EASEMENTS:** Telephone, Electric, and Drainage
3. **UNDERGROUND UTILITES:** Sanitary Sewer Yes Storm Sewer Hookup Sump Pump

Natural Gas Yes Municipal Water Yes

Telephone Yes Cable TV/Internet Yes

Electric Yes Partial Storm Sewer Yes

1. **LOT SIZE AND DIMENSIONS:** See Final Plat at <https://www.carityland.com/>
2. **LOT GRADES:** See Final Grading Plan at<https://www.carityland.com/>
3. **ZONING**: PRD Residential
4. **BASEMENT EXPOSURE REQUIRED OR PERMITTED:** Yes No Partial Exposure Full Exposure
5. **WILL THIS LOT CONTAIN FILL?** Yes No
6. **HOMEOWNER’S ASSOCIATION:** Yes, fee estimated to be $400 a year. Price to be determined based on (future bids) maintenance of common areas.
7. **OPEN SPACE**: Per City Ordinance: 70% of the lot size must remain open space. The other 30% includes all impervious surfaces.
8. **SUMP PUMP HOOK-UP:** The Developer has installed a sump pump discharge storm sewer behind the curb and gutter.

It is a City requirement that the home builder shall hook up their sump pump to the storm sewer.

1. **TREE PRESERVATION EASEMENT:** At the rear of Lots 45, 46, 47, 48, 49, 50, 51, 52, 63 and 64 is a tree preservation easement required by The City of Muskego. The intent of this easement is to restrict future homeowners from removing native trees and shrubs from the rear of these lots. This easement and easement restrictions will be shown on the final plat. The Developer is required to erect a two-rail high, split rail fence at the limits of the easement. Said split rail fence is to be owned and maintained by the lot owner. Draft Landscape Plan at: <https://www.carityland.com/>
2. **STREET TREES:** Each homeowner shall be responsible for the cost of the street trees installed in Kirkland Crossing according to the Kirkland Crossing Landscape Plan. Street trees to be installed in the future by Developer. Each lot will have a dedicated street tree easement of 5’ on the front of the lot. Street Tree Fee is $1300 and due at closing. Draft Landscape Plan at: <https://www.carityland.com/>
3. **MAILBOX:** Cluster Mailboxes are required per USPS regulations. Each mailbox is $400 and due at closing.
4. **BOOSTER STATION:** At the Martin Road entrance to Kirkland Crossing, a Water Booster Station will be constructed and installed by the Developer. The Booster Station is designed to increase (boost) the potable water that will serve Kirkland Crossing lots and residents. The City of Muskego will own and maintain the Booster Station and the Developer will install the station in the first phase of Kirkland Crossing at their expense. A one-time Booster Station fee of $5000 will be charged to the buyer of each lot in Kirkland Crossing at closing to deter the cost of construction and installation and is due at closing.
5. **ARCHITECTURAL CONTROL COMMITTEE (ACC):** All building plans, landscape plans, exterior design must be approved by the ACC or his designated agent. Three sets of paper plans and three stake-out surveys are required for approval.

Send to: Carity Land Corp 12720 W. North Ave Suite 104 Brookfield, WI 53005.

1. **DEED RESTRICTIONS:** Buyer agrees to read the draft Deed Restrictions found at: <https://www.carityland.com/>

Seller represents that there may be changes between the draft Deed Restrictions and when the final Deed Restrictions are recorded.

1. **MUSKEGO-NORWAY SCHOOLS:** The Muskego-Norway School District plans to reevaluate the school districting maps which is based on population and enrollment numbers in Muskego. The school district has conveyed that the schools that service Kirkland Crossing may change in the future based on their findings.

For more info and clarification, please call Superintendent Todd Irvine 262 971 1800 x2108 [Todd.Irvine@MuskegoNorway.org](mailto:Todd.Irvine@MuskegoNorway.org)

***Currently****:* Bay Lane Elementary 4k – 4 Muskego Lakes 5-8 Muskego High School 9-12

<https://www.muskegonorway.org/prospective/about-mns.cfm>

1. **REAL ESTATE TAXES:** 2024 MILL RATE = $ 12.0484 per $1000
2. **2025 MUSKEGO IMPACT AND CONNECTION FEES: You pay these fees to the City when you obtain a building permit:**

SEWER HOOK-UP FEE $500

RESERVE CAPACITY ASSESMENT (RCA - SEWER) $6630

WATER CAPACITY ASSESSMENT (WCA- WATER) $2970

PARK DEDICATION FEE $1881

CONSERVATION LAND DEDICATION $290 per ½ acre

FEE IN LIEU OF CONSERVATION TRAIL DEDICATION $60

\*For more info visit or call the City of Muskego - Website > [Home](https://cityofmuskego.org/) > [Departments](https://cityofmuskego.org/8/Departments) > [Community Development](https://cityofmuskego.org/309/Community-Development) > [Building Inspection](https://cityofmuskego.org/302/Building-Inspection) > Fees

<https://cms3.revize.com/revize/muskegowisconsin/Migration/Documents/Departments/Community%20Development/Building%20Inspection/Fees/Full%20New%20Home%20Packet%202024_202401261646334425.pdf>

**HOLD AGREEMENT**

Seller agrees to hold the subject lot until a WB-13 Vacant Land Offer to Purchase is prepared by Carity Land Corporation (Brokerage Firm) for the purchase of lot(s) indicated above. The WB-13 and any additional and necessary paperwork will be prepared by Carity Land Corp for the party listed above and will need to be returned along with earnest money (line 45) on or before date indicated in offer to purchase (line 29). This hold does not constitute any contractual interest or obligation to purchase the subject lot. This document is not a legally binding contract. We respectfully request that if Buyer is no longer interested in pursuing the purchase of this lot that you communicate this to directly to Carity Land Corp./ Kristin Carity Hein 414 915-6387 as soon as possible so we can release the lot that is being held for you and offer it to another buyer.

**DISCLOSURE OF AGENCY TO PROSPECTIVE BUYER**

I understand that Carity Land Corp (Listing Agent and Broker) is representing the Seller’s interests and owes duties of loyalty and faithfulness to the Seller but is obligated to treat all parties fairly. I understand that this Broker, without breaching his or her loyalty to the client, may provide me with information about the attributes of properties and available financing, show properties and assist me in preparing an Offer to Purchase. This Broker also has a duty to respond accurately and honestly to my questions and disclose material facts about properties, submit promptly all Offers to Purchase and offer properties without unlawful discrimination. No firm, and no licensee associated with a firm, may negotiate on behalf of a party who is not the firm's client unless the firm, or a licensee associated with the firm, provides to the party a copy of the following written disclosure statement:

**DISCLOSURE TO CUSTOMERS**

You are a customer of the brokerage firm, Carity Land Corporation. The firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the firm may provide brokerage services to you. Whenever the firm is providing brokerage services to you, the firm and its brokers and salespersons (hereinafter agents) owe you, the customer, the following duties:

The duty to provide brokerage services to you fairly and honestly.

The duty to exercise reasonable skill and care in providing brokerage services to you.

The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless

disclosure of the information is prohibited by law.

The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is

prohibited by law.

The duty to protect your confidentiality. Unless the law requires it, the firm and its agents will not disclose your confidential

information or the confidential information of other parties.

The duty to safeguard trust funds and other property held by the firm or its agents.

The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An agent of the firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties to a customer under section 452.133 (1) of the Wisconsin statutes.

William W. Carity is a licensed real estate broker in the state of WI. Kristin Carity Hein is a licensed real estate broker in the state of WI.

Kristin Carity Hein is related to William Carity.

BROKERAGE FIRM: CARITY LAND CORPORATION BROKER: Kristin Carity Hein; Carity Land Corp.

This disclosure was presented to prospective Buyer on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 2025.

PROSPECTIVE BUYER: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_