

VILLAGE OF ELM GROVE

13600 Juneau Boulevard
Elm Grove, WI 53122

PLAN COMMISSION MEETING
Monday, February 1, 2016 * 7:00 PM * Court Room

AGENDA

1. Roll Call

Documents: [memo 020116.pdf](#)

2. Review and act on meeting minutes dated January 4, 2016

Documents: [pc010416dm.pdf](#)

3. Review and act on a request for a demolition permit for a single family residential home located at 1825 San Fernando Drive pursuant to §106-11 to §106-19.

Documents: [1825 san fernando drive- demo letter.pdf](#), [1825 san fernando drive- home elevations and interior.pdf](#), [1825 san fernando drive- new home plans.pdf](#), [1825 san fernando drive- right of way pictures.pdf](#), [1825 san fernando drive- site plan and survey.pdf](#), [griffiths-20160118-1825 san fernando drive demolition and re-development....pdf](#)

4. Review and act on a request for a plan of operation for Remedy Within, LLC pursuant to §335-85 and a conditional use permit pursuant to §335-86 for a massage parlor, pursuant to §335-22C(10) located in the B-1 Local Business District at 15285 Watertown Plank Road .

Documents: [conditional use permit - remedy within, llc.pdf](#), [remedy within, llc- cup applicaiton- plan of operation.pdf](#), [draft conditional use permit - remedy within, llc.pdf](#)

5. Other Business

6. Adjournment.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires that the meeting or materials for the meeting has to be in an accessible location or format must contact the Village Clerk, Mary S. Stredni, at 262-782-6700 or 13600 Juneau Boulevard by 3:00 PM Friday prior to the meeting so that any necessary arrangements can be made to accommodate your request.

NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to in the above notice.



Memo

To: Plan Commission
From: Casey Griffiths, Zoning and Planning Administrator/Assistant to the Village Manager
Date: January 22, 2016
Re: Review of February 1, 2016 Agenda

Item 3. Review and act on a request for a demolition permit for a single family residential home located at 1825 San Fernando Drive pursuant to §106-11 to §106-19.

Neal and Mindy Harmelink, are requesting approval to raze the existing home on the property. The proposed demolition is to allow for the construction of a new single family home on the lot. The existing colonial style, brick home was built in 1938. The Village approved the combination of the lots at 1825 San Fernando Drive and 1775 San Fernando Drive in 2015. The proposed new home would be located on the combined lot. Village Engineer, Andy Petersen's comment letter is enclosed. Please see the enclosed plans.

Item 4. Review and act on a request for a plan of operation for Remedy Within, LLC pursuant to §335-85 and a conditional use permit pursuant to §335-86 for a massage parlor, pursuant to §335-22C(10) located in the B-1 Local Business District at 15285 Watertown Plank Road.

Tammi Kapitanski is proposing to open a massage therapy business. Massage businesses are conditional uses in the B-1 Local Business District. Under §335-86C(1) of the Village Code, in reviewing the application for a conditional use permit, the Plan Commission will need to consider the following items:

- 1. Site Review, Existing and Proposed Structures.* The existing structure is a multi-tenant office building. There are no proposed new structures for the site.
- 2. Neighborhood Uses:* The existing building includes a mental health office, a home security service business, and an adoption agency. The parcels to the east, south and west are zoned B-1 Local Business District. These three parcels include Culvers to the south, Bakers Square to the west and the Sawyer Office Building to the east. To the north the property is zoned Rs-1 Single Family Resident District.
- 3. Parking Areas & Driveway Location:* The site has 37 parking spaces. The code's parking requirements are 32 spaces. The parking lot has access to Watertown Plank Road and is to the east of the building.
- 4. Proposed Plan of Operation:* The business will not have any additional employees, other than the owner. The hours of operation are 8:00 am to 10:00 pm Monday through Thursday, Friday 8:00 am to 9:00 pm and Saturday 8:00 am to 6:00 pm. However, customers to the business will be by appointment only, with the daily customer average being four.

**DISCLAIMER- THE FOLLOWING ARE DRAFT MINUTES FROM
THE PLAN COMMISSION AND ARE SUBJECT TO CHANGE UPON
APPROVAL OF THE PLAN COMMISSION**

**PLAN COMMISSION
MEETING MINUTES
Monday, January 4, 2016**

Meeting was called to order at 7:00 p.m. by Mr. Palmer

1. Roll Call.

Present: Mr. Cashin, Mr. Higgins, Ms. Hunter, Mr. Kujawa, Mr. Long, Mr. Nelson and Mr. Palmer

Absent: None

Also Present: Mr. Griffiths, Attorney Koehnke, and applicant

2. Review and act on Plan Commission regular meeting minutes dated December 7, 2015

Ms. Hunter motioned and Mr. Nelson seconded to approve the minutes as submitted. Motion carried 7-0.

3. Review and provide recommendation regarding the Certified Survey Map pursuant to §305-8 regarding the combination of lots at 13475 Watertown Plank Road and 940 Elm Grove Road.

John Siepmann, representing the Siepmann Family Trust, the owner of the two parcels was present before the Plan Commission.

Mr. Palmer noted that there was only a minor change requested by Ruckert & Mielke. Mr. Griffiths confirmed that Mr. Siepmann had provided a corrected copy of the CSM.

Mr. Nelson asked if with this submittal the redevelopment of the lot was on track. Mr. Griffiths noted that the Plan Commission had requested in June 2015 a certified survey map be submitted by the end of the year, which was completed. The owners now have 18 to 24 months from the June 2015 date to submit a proposal for review.

Mr. Higgins asked if there was any plan to include a walking path/ sidewalk between the south lot and the north lot. Mr. Siepmann stated that there is a plan, which was reviewed by the Plan Commission, which included an addition to the existing building along with a reconfiguration of the south parking lot. This would include a sidewalk between the parking lot and building.

Mr. Nelson motioned and Mr. Kujawa seconded to recommend approval of the certified survey map to the Board of Trustees. Motion carried 7-0.

4. Other Business

None

5. Adjournment

Mr. Kujawa motioned and Mr. Nelson seconded to adjourn the meeting. Motion carried 7-0.

Meeting adjourned at 7:04 p.m.

Respectfully Submitted,

Casey Griffiths
Zoning & Planning Administrator/
Assistant to the Village Manager

DRAFT

Demolition Permit Application

RECEIVED

JAN 08 2013

VILLAGE OF ELM GROVE

Applicant:

Neal & Mindy Harmelink
1825 - 1775 San Fernando Dr
Elm Grove, WI 53122
Tax Key Number: EGV 1102174
Tax Key Number: EGV 1102172

Current Land Use: Rs-1 Single Family Residential

Existing Floor Plans & Elevations: On file at Elm Grove Village Hall, See attached Existing Site Plan Survey and photos

Existing Conditions: See attached Survey. Two story house, driveway, trees as indicated

Proposed Building Plan: See attached Survey, grading plan, floor plans and elevations

Proposed Survey: See attached survey indicating the house footprint, trees and impervious and pervious surfaces.

Principles: Consideration was given to preserving and remodeling the existing home on the property; however, based on the age, dated condition and high cost to upgrade the structure of the home the applicant wishes to remove it. It is expected that the applicant's new home will be compatible and enhance the surrounding area and will have no detrimental effect on the neighborhood or public interest.

Sewer lateral: The existing sewer lateral will be removed and replaced with PVC upon connection to the new home.

Existing Road Conditions: See attached photos.

Dust & Airborne Particulate Plan: Demolition contractor to utilize existing well and/or neighbor's well water to water as needed to control dust on site. Typical garden hoses and sprinklers will be utilized. Due to the nature of building demolition, no set timeline can be predicted for dust control; however, every effort will be made to do so on a regular and timely basis.

Site Erosion Control Plan: See attached survey/grading/erosion control plan. Land disturbance will not exceed 1 acre. All erosion control measures to be installed & maintained based on Best Management Practices (BMP's).

Site Restoration Plan: Demolition work will be completed within 30 days of commencement, weather permitting. Basement excavation will begin immediately following demolition. It is expected that construction of the home will occur over a 10 month period. Seeding and landscaping will occur following the completion of the home's exterior, weather permitting.









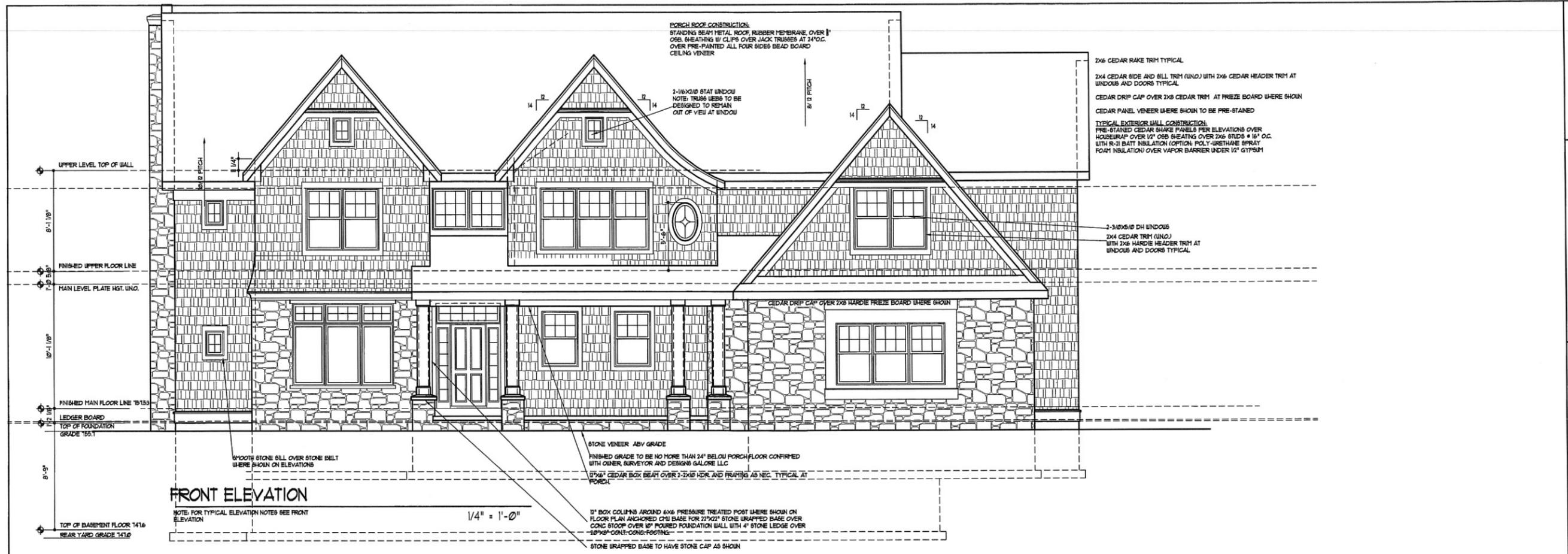












FRONT ELEVATION

NOTE: FOR TYPICAL ELEVATION NOTES SEE FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

NOTE: FOR TYPICAL ELEVATION NOTES SEE SOUTH ELEVATION

1/4" = 1'-0"

DESIGNSGALORE, LLC
 1000 W. WISCONSIN AVENUE, SUITE 100
 MILWAUKEE, WI 53233
 TEL: 414.224.1111
 WWW.DESIGNSGALORE.COM

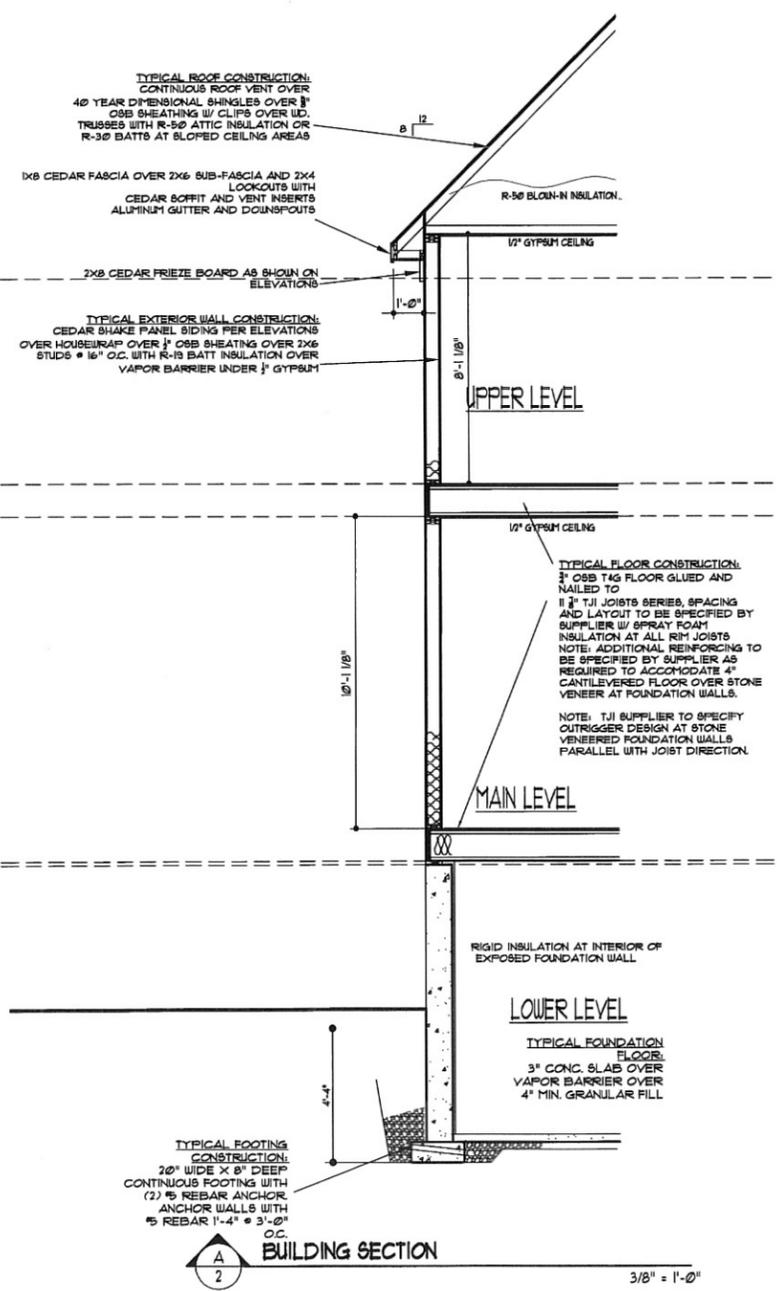
Ascent
 BUILDING SOLUTIONS
 (P) 262-456-5105 (F) 262-456-5100
 12420 NORTH Milwaukee Road, Wauwatosa, WI 53188

HARRY LINK
 RESIDENCE
 1178 AND 1928 SAN FERNANDO
 ELM GROVE, WI

ELEVATIONS
 1/4" = 1'-0" UNO.

PROJECT #	
DATE	
REV. DATES	000000
GAL	

1



3/8" = 1'-0"



DESIGNSCALORE, LLC
RESIDENTIAL DESIGN
2755 W. 110TH ST. SUITE 200
MILWAUKEE, WI 53224
TEL: 414-451-7218

Ascent
BUILDING SOLUTIONS

HARMIENK
RESIDENCE
1115 AND 1825 SAN FERNANDO
ELM GROVE, WI

ELEVATIONS
1/4" = 1'-0" UNO.

HARMIENK PROJ. #	16-16
DATE	08.08.20
REV. DATES	08.08.20

GAL

2



CONTRACT NO. 1508-001
 CONTRACTOR: J. J. CONSTRUCTION, INC.
 PROJECT: 1715 AND 1825 SAN FERNANDO
 ELEVATION: REAR ELEVATION
 DATE: 08/20/2016
 DRAWING NO.: 1508-001-010

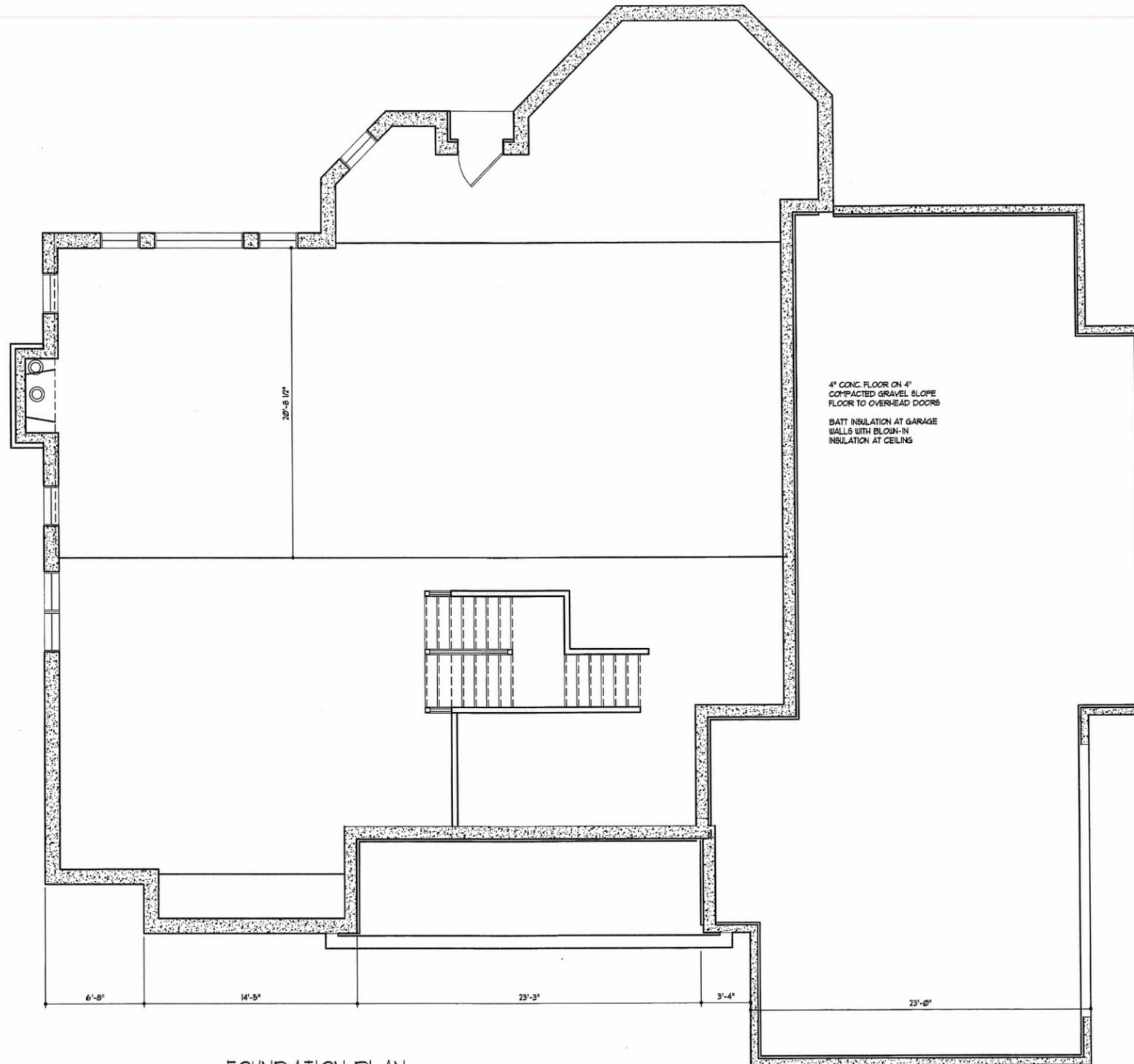
Ascent
 BUILDING SOLUTIONS
 (P) 762-480-5105 (F) 762-480-5110
 1040 N221 Pennington Road, Waukegan, WI 53198

HARIELINK
 RESIDENCE
 1715 AND 1825 SAN FERNANDO
 ELMT GROVE, WI

ELEVATIONS
 1/4" = 1'-0" UNO.

HARIELINK
 PROJ. #
 1616
 DATE
 REV. DATES
 08/20/16

GAL



FOUNDATION PLAN

I-JOIST SUPPLIER TO VERIFY ALL HEADER SIZES 1/4" = 1'-0"

STEEL BEAM SIZES TO BE CONFIRMED BY SUPPLIER IF POSSIBLE. COORDINATE WITH DESIGNS GALORE, LLC

NOTE:
DESIGNS GALORE, LLC TO BE NOTIFIED FOR ADDITIONAL CLARIFICATION, DETAILS OR DIMENSIONS PRIOR TO CONSTRUCTION.

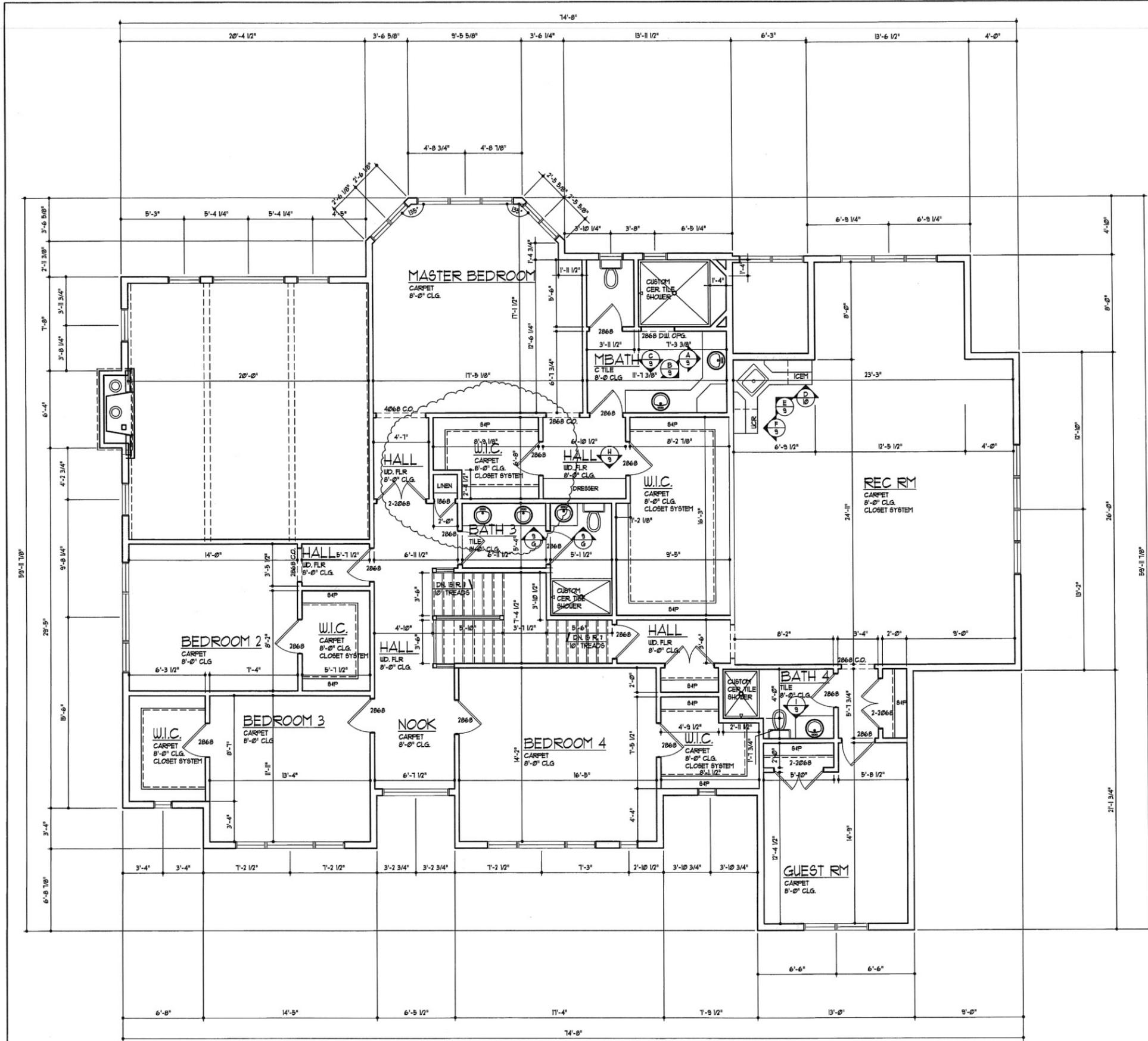
DESIGNS GALORE, LLC TO BE ALLOWED TO REVIEW FLOOR JOIST LAYOUT, TRUSS PROFILES, WINDOW ORDER, AND CABINET LAYOUT, PRIOR TO ORDER APPROVAL.

ALL TRUSS DRAWINGS TO BE REVIEWED BY DESIGNS GALORE, LLC PRIOR TO ORDER.
I-JOIST SUPPLIER TO VERIFY ALL SIZING, SPACING AND SERIES OF FRAMING.
ALL I-JOIST DRAWINGS TO BE REVIEWED BY DESIGNS GALORE, LLC PRIOR TO ORDER.

CEILING HEIGHT TO BE AS HIGH AS POSSIBLE AT ALL FINISHED AREA.
CEILING FRAMING TO BE COORDINATED IN FIELD TO ACCOMMODATE SPECIALTY CEILINGS AS MECHANICALS WILL ALLOW.

ELECTRICAL SERVICE LOCATION TO BE COORDINATED W/OWNER

ALL MECHANICAL LOCATIONS AND SIZES TO BE COORDINATED WITH BUILDER AND OWNER



UPPER LEVEL PLAN

UPPER LEVEL = 1889 SQ. FT.
 BONUS ROOM 1826 SQ. FT.
 1/4" = 1'-0"

NOTE:
 ALL TRUSS DRAWINGS TO BE REVIEWED BY DESIGN GALORE, LLC PRIOR TO ORDER.
 I-JOIST SUPPLIER TO VERIFY ALL SIZING, SPACING AND SERIES OF FRAMING.
 ALL I-JOIST DRAWINGS TO BE REVIEWED BY DESIGN GALORE, LLC PRIOR TO ORDER.

ALL EXTERIOR WALLS TO BE 8'-1 1/8" UNO.
 CLOSET SYSTEMS FOR ALL CLOSETS COORDINATE WITH OWNER.
 SCUTTLE LOCATIONS TO BE COORDINATE WITH OWNER AND INSULATION CONTRACTOR.
 SOUND INSULATION AROUND BEDROOMS + BATHS.
 INSULATE + DRYWALL GARAGE.

DESIGN GALORE, LLC
 1000 W. 10TH AVENUE, SUITE 100
 CHICAGO, IL 60607
 (773) 334-3333
 WWW.DESIGNGALORE.COM

Ascent
 BUILDING SOLUTIONS
 (P) 762-650-9195 (F) 62-656-9100
 12740 N221 Milwaukee Road, Waukegan, WI 53158

HARRIEBINK
 RESIDENCE
 UPPER LEVEL PLAN
 1/4" = 1'-0" UNO.

HARRIEBINK PROJ. #	DATE	REV. DATES
		000000

GAL

6











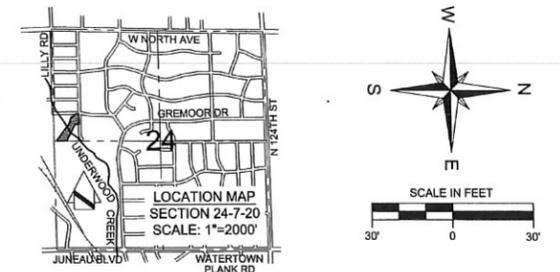
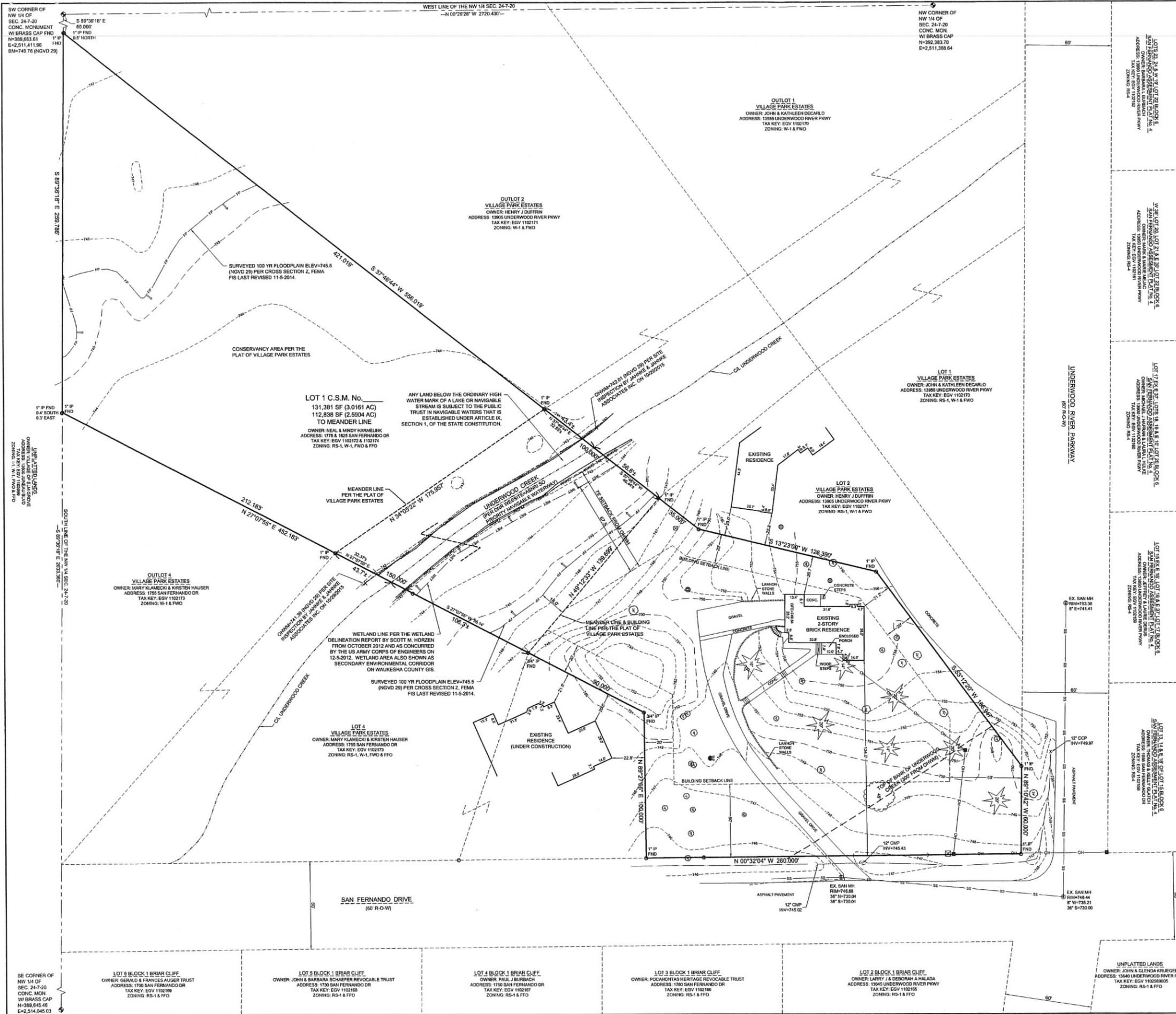
NO
OUTLET







NO
OUTLET



REFERENCE BEARING: THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWN 7 NORTH, RANGE 20 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 89°36'18" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

REFERENCE BENCHMARK: 749.76 (NGVD 29) TOP OF CONC. MONUMENT WITH BRASS CAP MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWN 7 NORTH, RANGE 20 EAST.

LEGAL DESCRIPTION:
 LOT 1 OF CERTIFIED SURVEY MAP No. _____, RECORDED _____, 2016 IN THE OFFICE OF REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, IN VOLUME _____ OF CERTIFIED SURVEY MAPS, PAGES _____, AS DOCUMENT No. _____, BEING A REDIVISION OF LOT 3, LOT 5 AND OUTLOT 3 OF VILLAGE PARK ESTATES, BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWN 7 NORTH, RANGE 20 EAST, VILLAGE OF ELM GROVE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
 COUNTY OF WAUKESHA) ss.

WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 Dated this 4th day of January, 2016



NOTE:
 1. UTILITIES PER VISIBLE INSPECTION.

- LEGEND:**
- EX MONUMENT FOUND
 - EX IRON PIPE FOUND
 - EX CABLE TV PEDESTAL
 - EX TELEPHONE PEDESTAL
 - EX SANITARY MANHOLE
 - EX CLEANOUT
 - EX WELL
 - EX WOOD POST
 - EX METAL POST
 - EX POWER POLE
 - EX GUY WIRE
 - EX DECIDUOUS TREE
 - EX CONIFEROUS TREE
 - EX SANITARY SEWER
 - EX FLOODPLAIN
 - EX WETLAND
 - EX ORDINARY HIGH WATER MARK
 - EX DITCH LINE
 - EX OVERHEAD WIRE
 - EX RETAINING WALL
 - EX 1-FOOT CONTOUR LINE
 - EX 5-FOOT CONTOUR LINE

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
 Contact Diggers Hotline, Inc., Etc.



CALL DIGGERS HOTLINE
 1-800-242-8811
 TOLL FREE
 M.L.W. AREA 250-1181

FOR: NEAL & MINDY HARMELINK

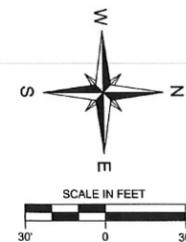
EXISTING SITE PLAN

RE: LOT 1 C.S.M. No. _____
 PART OF THE NW 1/4 OF SECTION 24, T7N, R20E
 VILLAGE OF ELM GROVE, WAUKESHA COUNTY, WI.

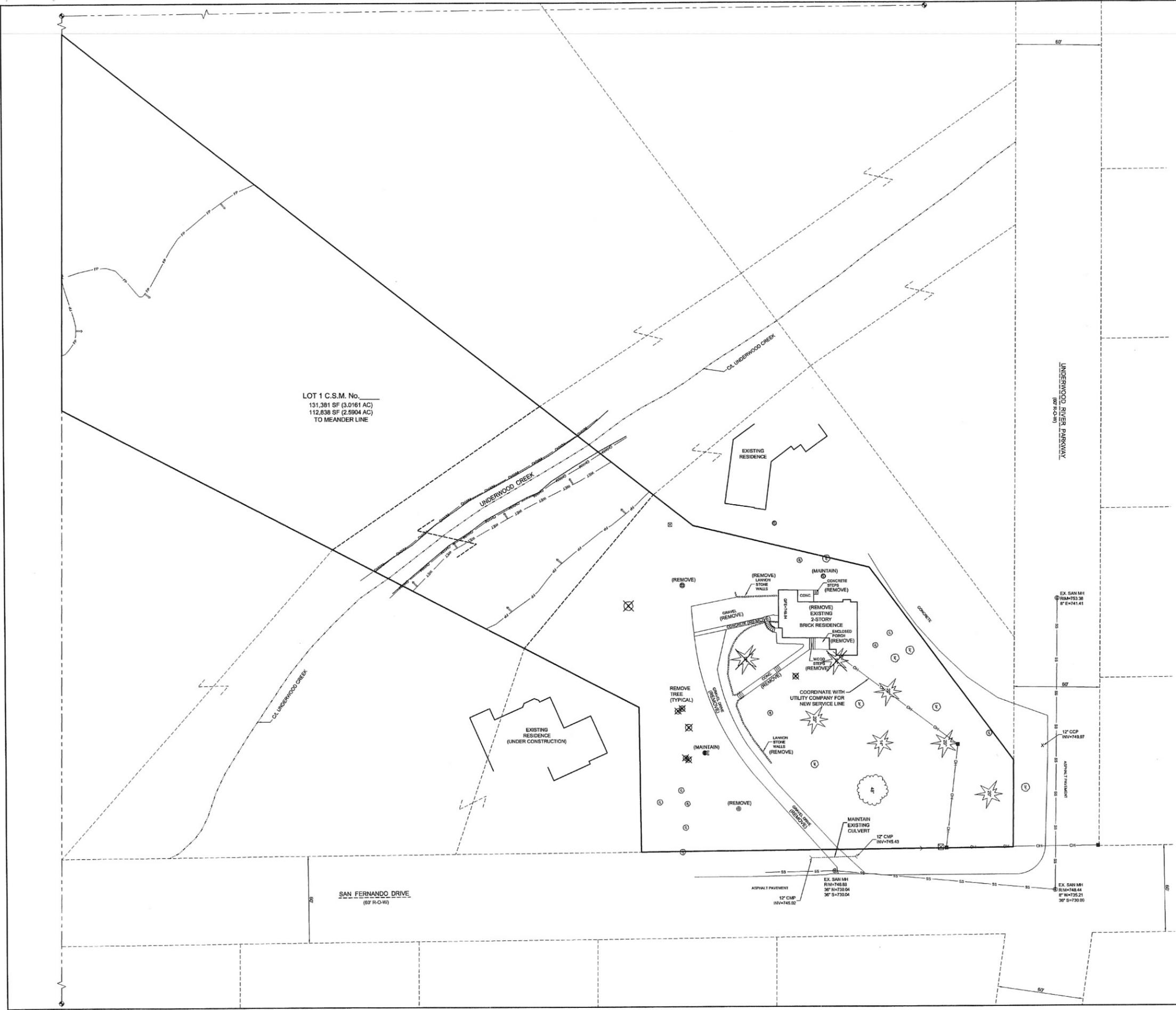
JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD.-WAUKESHA, WI 53188
 TEL. No. (262) 542-5797 FAX (262) 542-7698

SCALE: 1" = 30'	DATE: JANUARY 4, 2016
DRAWN BY: B.R.	CHECKED BY: A.S.Z.
BOOK NO.: BROOKFIELD 01	JOB: S-9431
	SHEET 1 OF 4

FILE NAME: S:\PROJECTS\255451\DWG\255451.dwg



LOT 1 C.S.M. No. _____
 131,381 SF (3.0161 AC)
 112,638 SF (2.5904 AC)
 TO MEANDER LINE



- LEGEND:**
- ⊕ EX. MONUMENT FOUND
 - ⊗ EX. CABLE TV PEDESTAL
 - ⊠ EX. TELEPHONE PEDESTAL
 - ⊡ EX. SANITARY MANHOLE
 - ⊞ EX. SANITARY MANHOLE
 - ⊙ EX. CLEANOUT
 - ⊚ EX. WELL
 - ⊛ EX. WOOD POST
 - ⊜ EX. METAL POST
 - ⊝ EX. POWER POLE
 - ⊞ EX. GUY WIRE
 - ⊟ EX. DECIDUOUS TREE
 - ⊠ EX. CONIFEROUS TREE
 - SS — EX. SANITARY SEWER
 - FP — EX. FLOODPLAIN
 - WET — EX. WETLAND
 - CH/M — EX. ORDINARY HIGH WATER MARK
 - CH — EX. OVERHEAD WIRE
 - — EX. RETAINING WALL

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 TOLL FREE
 M.W. AREA 259-1181

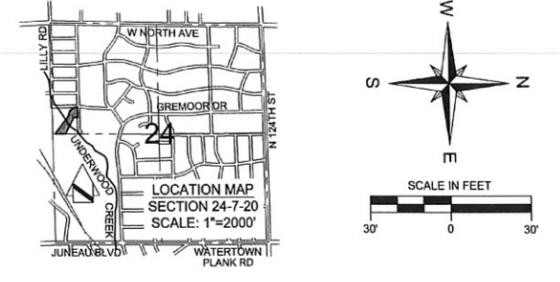
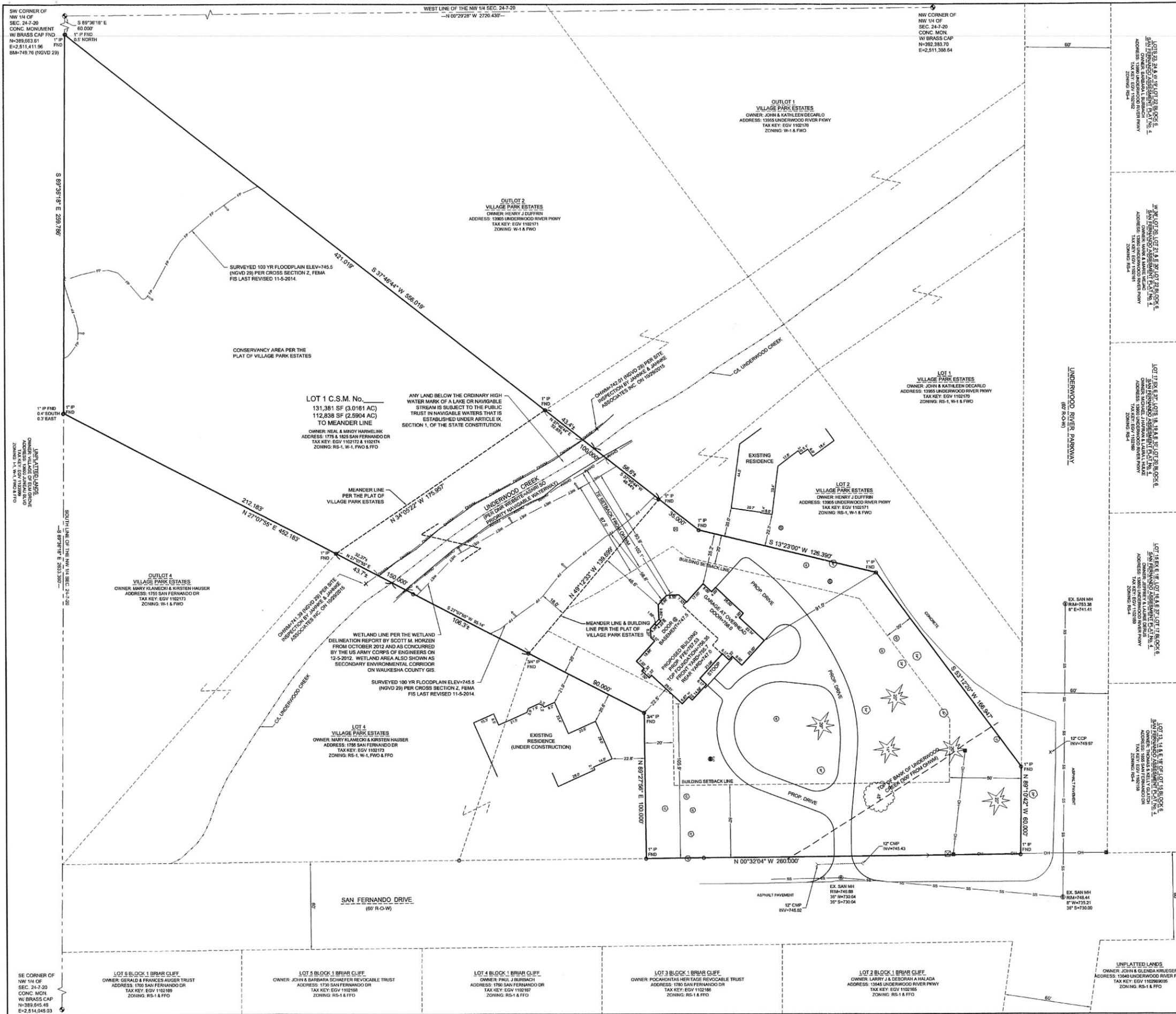
FOR: NEAL & MINDY HARMELINK

DEMOLITION PLAN
 RE: LOT 1 C.S.M. No. _____
 PART OF THE NW 1/4 OF SECTION 24, T7N, R20E
 VILLAGE OF ELM GROVE, WAUKESHA COUNTY, WI.

JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD., WAUKESHA, WI 53186
 TEL. No. (262) 542-5797 FAX (262) 542-7698

SCALE: 1" = 30'	DATE: JANUARY 4, 2016
DRAWN BY: B.R.	CHECKED BY: A.S.Z.
BOOK NO.: BROOKFIELD 61	FILE NO.: BROOKFIELD 487
JOB: 9-8431	SHEET 2 OF 4

FILE NAME: S:\PROJECTS\98431\DWG\98431.dwg



REFERENCE BEARING: THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWN 7 NORTH, RANGE 20 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 89°36'18" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

REFERENCE BENCHMARK: 749.76 (NGVD 29) TOP OF CONC. MONUMENT WITH BRASS CAP MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWN 7 NORTH, RANGE 20 EAST.

LEGAL DESCRIPTION:
LOT 1 OF CERTIFIED SURVEY MAP No. _____, RECORDED _____, 2016 IN THE OFFICE OF REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, IN VOLUME _____ OF CERTIFIED SURVEY MAPS, PAGES _____, AS DOCUMENT No. _____, BEING A REDIVISION OF LOT 3, LOT 5 AND OUTLOT 3 OF VILLAGE PARK ESTATES, BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWN 7 NORTH, RANGE 20 EAST, VILLAGE OF ELM GROVE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF WAUKESHA) ss.

WE, JAHNKE & JAHNKE ASSOCIATES INC. DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 4th day of January, 2016



- LEGEND:**
- ⊕ EX. MONUMENT FOUND
 - EX. IRON PIPE FOUND
 - ⊠ EX. CABLE TV PEDESTAL
 - ⊞ EX. TELEPHONE PEDESTAL
 - ⊞ EX. SANITARY MANHOLE
 - ⊞ EX. CLEANOUT
 - ⊞ EX. WELL
 - ⊞ EX. POWER POLE
 - ⊞ EX. GUY WIRE
 - ⊞ EX. DECIDUOUS TREE
 - ⊞ EX. CONIFEROUS TREE
 - SS EX. SANITARY SEWER
 - FP EX. FLOODPLAIN
 - WET EX. WETLAND
 - CHM EX. ORDINARY HIGH WATER MARK
 - OH EX. OVERHEAD WIRE

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Contact Diggers Hotline, Inc., Etc.

CALL DIGGERS HOTLINE
1-800-242-8811
TOLL FREE
MILWAUKEE AREA 299-1181

FOR: NEAL & MINDY HARMELINK

PROPOSED PLAT OF SURVEY
RE: LOT 1 C.S.M. No. _____
PART OF THE NW 1/4 OF SECTION 24, T7N, R20E
VILLAGE OF ELM GROVE, WAUKESHA COUNTY, WI.

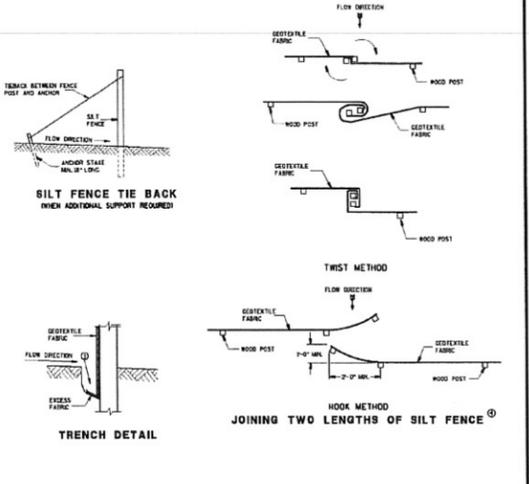
JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD. - WAUKESHA, WI 53188
TEL. No. (262) 542-5797 FAX (262) 542-7698

SCALE: 1" = 30' DATE: JANUARY 4, 2016
DRAWN BY: B.R. CHECKED BY: A.S.Z. FILE NO.: BROOKFIELD 467
BOOK NO.: BROOKFIELD 61 JOB: S-8431 SHEET 3 OF 4

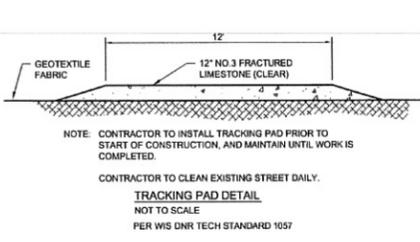
FILE NAME: S:\PROJECTS\8431\DWG\S8431.DWG

GENERAL NOTES

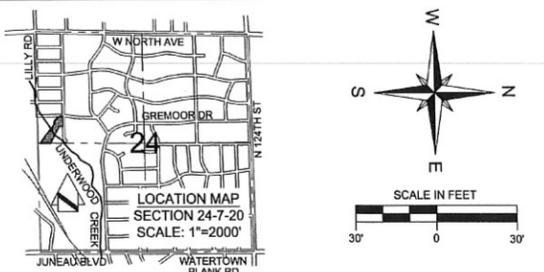
- 1. TRENCH SHALL BE A MINIMUM SIZE OF 4" WIDE & 6" DEEP TO FIT AND AROUND THE GEOTEXTILE FABRIC. TRENCH MATERIAL TO BE TRENCH AND BACKFILL & COMPACT TRENCH WITH DEWATERED SOIL.
- 2. GEOTEXTILE SHALL BE A MINIMUM SIZE OF 24" X 24" BY 10' OR MORE.
- 3. GEOTEXTILE SHALL BE LAYED IN A CONTINUOUS MANNER & IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY JOINT LINE OF THE FOLLOWING TWO METHODS IS PERMITTED -- OVERLAP OF THE END POSTS AND FIRST OR SECOND, AT LEAST 180 DEGREES BY THE METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.



PER WIS DNR TECH STANDARD 1056



NOTE: CONTRACTOR TO INSTALL TRACKING PAD PRIOR TO START OF CONSTRUCTION, AND MAINTAIN UNTIL WORK IS COMPLETED.
CONTRACTOR TO CLEAN EXISTING STREET DAILY.
TRACKING PAD DETAIL
NOT TO SCALE
PER WIS DNR TECH STANDARD 1057



REFERENCE BEARING: THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWN 7 NORTH, RANGE 20 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 89°36'18" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

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- NOTES:**
- A. All construction practices shall comply with the Village of Elm Grove, Wisconsin DNR requirements and the Wisconsin DNR Technical Standards.
 - B. All disturbed areas shall be topsoiled (4" thick), seeded and stabilized with biodegradable Wisconsin DOT Class I, Type B erosion mat per Wisconsin DNR Technical Standard 1052. September 15th is the deadline for permanent seed. Any areas exposed after September 15th and before October 15th shall be temporarily seeded with winter wheat at the rate of 50 lbs/acre. This temporary cover shall be fertilized at the same rate and mixture as permanent seed. Any disturbed areas not stabilized by October 15th shall be stabilized by placing topsoil, dormant seed and biodegradable Wisconsin DOT Class I, type B erosion mat or seeded with dormant seed, covered with straw and staked biodegradable netting. Temporary stabilization is required for any area that will not be worked for 14 days or more.
 - C. Any stockpile left inactive for more than seven days shall be seeded and mulched using agricultural eye with a seeding rate of 3lbs/1000 square feet. Any stockpiles placed after October 15th shall be seeded with dormant seed or seeded with dormant seed, covered with straw and staked biodegradable netting.
 - D. All construction traffic is to enter/exit the site from San Fernando Drive and over the tracking pad. The tracking pad is per Wisconsin DNR Technical Standard 1057. All private driveways and public streets to be kept clean at all times.
 - E. The permanent seed mixture shall be Wisconsin DOT seed mixture No. 40 and sown at a rate of 4 lbs/1000 square feet. Seed mixture No. 40 consists of 35% kentucky bluegrass, 20% red fescue, 20% hard fescue and 25% improved fine perennial ryegrass.
 - F. Fertilize soil with 10 lbs/1000 square feet of 20-0-10 fertilizer. The fertilizer used for restoration shall be free of any phosphorus.
 - G. Any dewatering that may be required due to building construction shall be completed so that the water is pumped into a type II geotextile bag on the upslope side of the silt fence. The geotextile bag should be placed in a location that allows the discharged water to flow over a healthy vegetative cover. Follow DNR Technical Standard 1061.
 - H. All building and waste material shall be disposed of off site to prevent runoff of material off site.
 - I. Dust control should be addressed per Wisconsin DNR Technical Standard 1068.
 - J. Soils on site are Casco loam (B), Matheron silt loam (B) and Sebawa silt loam (B/D).

- CONSTRUCTION SEQUENCE:**
1. Install silt fence and tracking pad. Continuous inspections throughout the project. The builder shall inspect erosion and sediment control practices weekly, and within 24 hours after every rain event that produces 0.5 inches of rain or more in a 24 hour period. Written documentation of each inspection shall be maintained at the construction site and shall include the time, date and location of inspection, the phase of land disturbance at the construction site, person conducting the inspection, assessment of control practices, and description of any erosion or sediment control measure installation or maintenance performed in response to the inspection. Use Wisconsin DNR report forms.
 2. Remove trees and perform demolition work.
 3. Strip topsoil.
 4. Begin building construction.
 5. Rough grade site.
 6. Stone driveway.
 7. Finish grade disturbed areas.
 8. Pavement driveway.
 9. Topsoil, seed and stabilize any remaining disturbed areas with erosion mat.
 10. Contractor to remove and dispose of all temporary erosion control measures once the site is 80% stabilized.

Estimated Start Date: March 2016
Estimated Completion Date: June 2017
Estimated Disturbed area = 39,270 S.F. (0.90 AC.)
Estimated Disturbed area within the bank of Underwood Creek = 37,761 S.F. (0.87 AC.)

LEGEND:

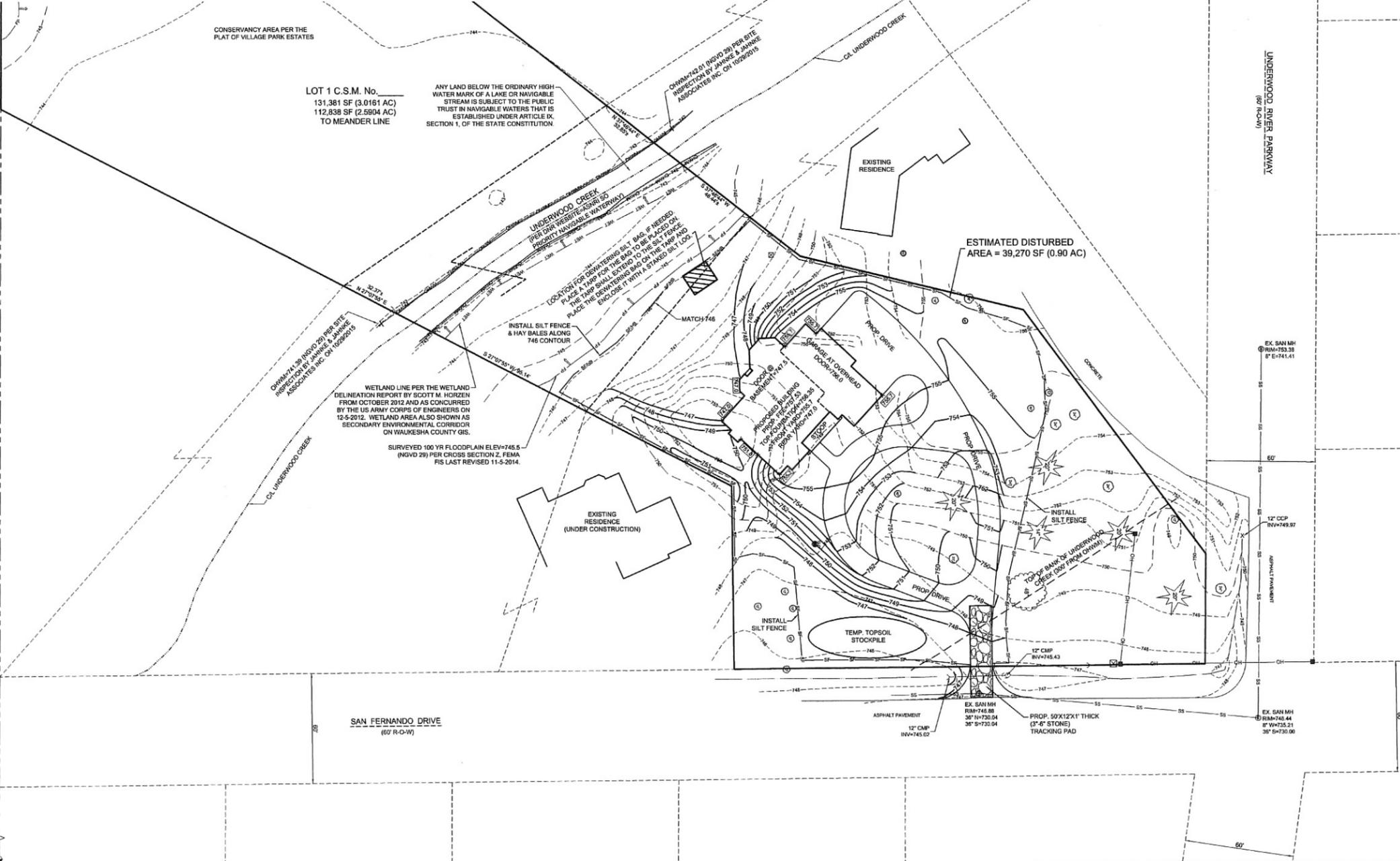
- EX. MONUMENT FOUND
- EX. CABLE TV PEDESTAL
- EX. TELEPHONE PEDESTAL
- EX. SANITARY MANHOLE
- EX. CLEANOUT
- EX. WELL
- EX. POWER POLE
- EX. GUY WIRE
- EX. DECIDUOUS TREE
- EX. CONIFEROUS TREE
- EX. SANITARY SEWER
- EX. FLOODPLAIN
- EX. WETLAND
- EX. ORDINARY HIGH WATER MARK
- EX. DITCH LINE
- EX. OVERHEAD WIRE
- EX. 1-FOOT CONTOUR LINE
- EX. 5-FOOT CONTOUR LINE



NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.



CALL DIGGERS HOTLINE
1-800-242-6511
TOLL FREE
FOR SAFETY PLEASE
CALL BEFORE YOU DIG
MLW AREA 259-1181



FOR: NEAL & MINDY HARMELINK

GRADING & EROSION CONTROL PLAN
RE: LOT 1 C.S.M. No. _____
PART OF THE NW 1/4 OF SECTION 24, T7N, R20E
VILLAGE OF ELM GROVE, WAUKESHA COUNTY, WI.

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD. WAUKESHA, WI 53188
TEL. NO. (262) 542-5797 FAX (262) 542-7699

SCALE: 1" = 30'	DATE: JANUARY 4, 2016
DRAWN BY: B.R.	CHECKED BY: A.S.Z.
BOOK NO.: BROOKFIELD 61	FILE NO.: BROOKFIELD 467
JOB: S-8431	SHEET 4 OF 4

FILE NAME: S:\PROJECTS\8431\DWG\S8431.dwg

W233 N2080 Ridgeview Parkway • Waukesha, WI 53188-1020 • Tel. (262) 542-5733

January 18, 2016

Mr. Casey Griffiths
Zoning and Planning Administrator
Village of Elm Grove
13600 Juneau Boulevard
Elm Grove, WI 53122-0906

Re: 1825 San Fernando Drive
Residential Demolition and Re-development Plan Review

Dear Mr. Griffiths:

As requested, we have reviewed the residential re-development plan dated January 4, 2016 for the demolition of an existing single family home and construction of a new single family home at 1825 San Fernando Drive. This plan was submitted to meet the requirements of the Village Code. A site visit was held on January 13, 2016 with yourself, Richard Paul and I in attendance. Our findings and recommendations related to the demolition of the existing single family home are as follows:

1. The Site Plan drawings must be revised as follows:
 - Show the first floor elevation of the existing home on the site and the existing home to the west.
 - Show the proposed first floor elevation of the new home currently under construction to the south.
 - Show existing sanitary lateral currently serving the property and indicate whether it is planned to be abandoned or reused.
 - Show setback distances from the public right-of-way line to the house structures on the south and west sides of the proposed new home.
 - Revise the size of the existing sanitary sewer main in San Fernando Drive from 36" to 42" diameter in accordance with record drawings.
 - Show itemized existing and proposed impervious areas.
 - Label yard grade at nearest corners of existing adjacent structures.
 - Label proposed yard grades at outside corners of proposed new structure.
 - Include the Certified Survey Map number as recorded by Waukesha County.
2. If there is a delay between demolition and construction, a barrier fence should be installed around any open excavation.
3. Erosion Control: All erosion controls must be in place prior to beginning land disturbing activities.

~Elm Grove Village 38-00000 Miscellaneous Project Files > 216 Misc Engineering > Correspondence > 1825 San Fernando Drive > Griffiths-20160118-1825 San Fernando Drive Demolition and Re-Development Plan Review.docx~

Mr. Casey Griffiths

Re: 1825 San Fernando Drive - Residential Demolition and Re-development Plan Review

January 18, 2016

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4. Wetlands: Mapping from the Wisconsin Department of Natural Resources (DNR) Water Surface Data Viewer website shows wetland indicators exist on the property. The Site Plan drawings show that a wetland delineation was completed in 2012 and that wetlands exist along Underwood Creek. Based on our conversation during the site meeting you indicated the Corps of Engineers and the DNR have concurred with this wetland delineation. The delineation is also less than five years old. Based on the above, the delineation appears to be valid. The drawings show land disturbing activities will occur outside of the wetland boundary. Therefore, the proposed demolition and re-development plan does not impact wetlands on the site.
5. Floodplain: The Site Plan drawings show a 100-year floodplain boundary and shows the 100-year flood elevation to be 745.5 (NGVD 29). A review of FEMA Map No. 55133C0237G that was effective on November 5, 2014 shows the floodplain boundary to be located in the same general location as shown on the Site Plan drawings. The drawings show land disturbing activities will occur outside of the floodplain boundary. Therefore, the proposed demolition and re-development plan does not impact the floodplain.

During our site visit you indicated the applicant is only requesting a demolition permit at this time. As requested we have completed a preliminary review of the proposed re-development plan that was included in the submittal. Our findings and recommendations for various utility, grading, and restoration elements of the proposed new construction are as follows:

6. Sanitary Lateral:

Record drawings indicate the property is served by an existing 42-inch diameter sanitary interceptor sewer located within the public right-of-way and west of the existing pavement. Because the interceptor sewer has had surcharging issues in the past we recommend the property owner install a grinder pump, force lateral and check valve system rather than a standard gravity flow lateral to prevent any sewage backups to the new house. We typically recommend sanitary laterals not be connected to manholes. However, because the existing sewer is an interceptor sewer and is subject to surcharging, we recommend the force lateral be connected to the existing manhole near the driveway approach. The connection should be low enough to avoid requiring an outside drop connection. Therefore, it is likely that the manhole bench will need modifications. The proposed new sanitary force lateral should be shown on the Plat of Survey.

Assuming that a new sanitary force lateral will be constructed the existing sanitary lateral will need to be abandoned per Section 232-8 of the Village Code. The existing sanitary lateral will need to be severed from the main and a watertight seal placed at the main connection. The abandonment will need to be inspected and tested to the satisfaction of the Director of Public Works.

In the event the applicant wants to reuse the existing lateral, which is not recommended, then it must be televised to determine its structural condition. Per Section 232.8 of the Village Code, if

Mr. Casey Griffiths

Re: 1825 San Fernando Drive - Residential Demolition and Re-development Plan Review

January 18, 2016

Page 3

it is of PVC construction and is free of defects and water tight as evidenced by a televised inspection video and report, it may be used for the new house. If it is leaking or not PVC, it must be lined or re-laid with proof that the improvements are water tight by televised inspection video and report. A reliable backflow prevention device will also need to be installed in this case.

7. Grading within the Underwood Creek Setback: The Plat of Survey shows a 300-foot setback from Ordinary High Water Mark because Underwood Creek is a Priority Waterway. The Grading Plan shows more than 10,000 square feet of grading will occur within the 300-foot setback, which will require a Chapter 30 Permit.

8. Storm Drainage/Grading:

Existing topography of the property varies, but generally slopes to the east or to the south. All drainage from the property ultimately flows toward Underwood Creek.

The proposed grading plan shows runoff from the proposed driveway west of the garage will flow toward the neighboring property. The grading plan must be revised to show this runoff will be intercepted before it reaches the neighboring property and be directed toward Underwood Creek.

The grading plan shows a flat area may exist at elevation 747 south of and adjacent to the walkout basement door. We recommend the grading plan be revised to show some minimal slope directing runoff away from the house.

The grading plan shows proposed contours with slopes exceeding 3:1. We recommend vegetated slopes be 4:1 slope or flatter to make initial restoration and future maintenance by the home owner easier. Therefore, we recommend the grading plan be revised to provide slopes that are 4:1 or flatter when possible and no slopes exceeding 3:1.

9. Basement Wetness: Because of the presence of wetland indicator soils, we recommend the lowest floor elevation be placed above the seasonal high water table to avoid the potential for basement wetness issues. The "Basement Wetness and Flooding Prevention Standards" prepared by the Land Resources Division of Waukesha County are a good reference regarding this topic. If the lowest floor elevation is below the seasonal high water table, then the proposed building plan may need to be revised to raise up the house and minimize basement wetness risks. If raising the house results in a first floor elevation that is too high for the surrounding neighborhood, then the proposed building plan may need to be revised to build a slab on grade home or crawl space in lieu of a full basement.
10. Driveway and Culvert: The Demolition Plan shows the driveway culvert to remain in place. During our site visit it was determined that the driveway culvert will need to be replaced and some minor ditch grading may be necessary after the downstream driveway culvert for the neighboring property currently under construction is installed. Details of the proposed culvert

Mr. Casey Griffiths

Re: 1825 San Fernando Drive - Residential Demolition and Re-development Plan Review

January 18, 2016

Page 4

and ditch grading must be coordinated with Village Staff. The Village Department of Public Works will install the new culvert at the property owner's expense and complete the ditch grading work. The applicant will need to schedule the installation with the Village. The applicant will also need to stake the culvert location in the field.

11. Land disturbing activities in the road ditch will require additional erosion control measures. Temporary manufactured erosion log ditch checks and/or perimeter control devices conforming to DNR Technical Standards 1062 and/or 1071, respectively should be used downslope of disturbed areas in the public right-of-way and across un-stabilized swales and ditches.

12. House Grade and Setback:

Based upon the information provided it is assumed the proposed new home will be higher than the existing house to the west and the new house under construction to the south. However, the Site Plan drawings will need to be revised before a review of the proposed first floor elevation can be completed.

The Site Plan drawings show the new home is located to meet minimum setbacks for RS-1 zoning. The Village Code also requires the street yard for new development cannot deviate more than 30 feet from the average of the existing street yards of the abutting structures on each side. Interpretation of this requirement may vary in this case because the proposed house is on a corner lot and the shape of the lots are irregular. However, using the information provided, the average street yard of the houses on either side of the proposed dwelling is approximately 90 feet. The street yard of the proposed dwelling is 105.9 feet which meets the requirement based upon my interpretation in this case. The Site Plan drawings should be revised before a final review of the proposed street yard setback be completed.

13. Other Utilities: The Site Plan drawings do not show the location of existing telecommunication or natural gas utilities in the vicinity of the lot. We recommend Diggers Hotline be contacted to locate existing facilities in the field and those locates surveyed and shown on the Site Plan drawings. Future proposed connections to existing gas, telephone and electric utilities should also be shown on the Site Plan drawings.
14. Sump Pump: The proposed house plans do not show whether a sump pump will be included in the lower level. If a sump pump will be included, the discharge line will need to be shown on the Site Plan drawings with the discharge directed toward the road ditch.
15. Downspouts: The Grading Plan must be revised to show the location of downspouts and the direction they will discharge.

16. Landscaping:

The Demolition Plan shows several trees being removed from the property. A final landscape plan will need to be submitted to the Village at a later date as required by Village Code.

Mr. Casey Griffiths

Re: 1825 San Fernando Drive - Residential Demolition and Re-development Plan Review

January 18, 2016

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Based upon the above issues, we recommend additional information be provided by the applicant before the demolition and redevelopment plans are approved by the Village. We also recommend the Site Plan drawings be revised and resubmitted to the Village prior to approval of the redevelopment plan. Thank you for allowing us to be of service to the Village of Elm Grove. Please contact my office with any questions regarding this matter.

Very truly yours,

RUEKERT & MIELKE, INC.



Anthony D. Petersen, P.E. (WI, IA)

Senior Project Manager

apetersen@ruekert-mielke.com

ADP:crp

cc: David De Angelis, Village of Elm Grove
Richard Paul, Jr., Village of Elm Grove
File

Document Number	<p style="text-align: center;"><u>CONDITIONAL USE PERMIT</u> Remedy Within, LLC 15285 Watertown Plank Road Elm Grove, Wisconsin</p>	
<p>WHEREAS, Remedy Within, LLC (“Applicant”) has applied for a conditional use permit (the “CUP”) pursuant to Sections 335-22C(10) and 335-86 of the Village of Elm Grove Code of Ordinances for the operation of a massage parlor located at 15285 Watertown Plank Road, Elm Grove, Wisconsin, (the “Property”) more specifically described as:</p> <p style="padding-left: 40px;">PARCEL 2 CERT SURV 2658 VOL 19/227 REC AS DOC# 962234 PT LOT 7 BLK B FROEDTERT ACRE HOMESITES PT SW1/4 SEC 26 T7N R20E :: DOC# 2820532</p> <p>WHEREAS, the Property is located in the B-1 Local Business zoning district; and</p> <p>WHEREAS, Section 335-22C(10) of the Village of Elm Grove Code of Ordinances provides that massage parlors in the B-1 District are conditional uses; and</p> <p>WHEREAS, Applicant has submitted all information as required under Section 335-86B of the Village of Elm Grove Code of Ordinances and submitted a Plan of Operation pursuant to the Village of Elm Grove Code of Ordinances; and</p>		<p>Recording Area</p> <hr/> <p>Name and Return Address Village of Elm Grove 13600 Juneau Blvd. Elm Grove, WI 53122</p> <hr/>
<p>WHEREAS, the Village Plan Commission reviewed the subject CUP application on February 1, 2016, pursuant to Section 335-86C of the Village of Elm Grove Code of Ordinances; and</p> <p>WHEREAS, the Village Board of Trustees held a public hearing upon the subject CUP application pursuant to Section 335-86D of the Village of Elm Grove Code of Ordinances on February 22, 2016 ; and</p> <p>WHEREAS, the Village Board of Trustees has considered the Plan Commission’s recommendations and has determined that the proposed conditional use is in accordance with the purpose and intent of the Village Zoning Code and the proposed use, with conditions of operation, will not be hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or community.</p>		<hr/> <p>Parcel Identification Number (PIN): EGV1111024</p>

NOW THEREFORE, the Village Board of Trustees hereby authorizes the Zoning Administrator to issue a conditional use permit to Remedy Within, LLC for the operation of a massage parlor, which conditional use permit shall be subject to the following conditions:

1. The conditional use permit granted hereunder is for the sole benefit of Remedy Within, LLC.
2. All business activities conducted on the Property shall conform to this CUP, the Plan of Operation attached hereto and incorporated herein by reference, and the Village of Elm Grove Code of Ordinances.
3. Changes subsequent to the initial issuance of this CUP shall require an amendment to this CUP.
4. This CUP shall terminate upon the occurrence of any of the following:
 - a. Upon Remedy Within, LLC failing to conduct business at the Property in substantial conformity with this CUP or the attached Plan of Operation; or
 - b. Upon the cessation of the operations permitted under this CUP.
5. This CUP shall be recorded by its holder with the Waukesha County Register of Deeds within fifteen (15) days of its full execution.

This conditional use permit is hereby issued this 22nd day of February, 2016 subject to the conditions provided herein.

Neil H. Palmer, Village President

Mary S. Stredni, Village Clerk

Casen J. Griffiths, Zoning Administrator

[VILLAGE SEAL]

VILLAGE OF ELM GROVE
APPLICATION FOR
CONDITIONAL USE PERMIT

1. Name, address of applicants, owner of the site, architect, professional engineer and/or contractor, and all opposite and abutting property owner's names and addresses of record:

TAMMI KAPITANSKI 10122 W. DENIS AVE. HALES CORNERS, WI 53130 - Applicant
JAMES WINSTON - WINSTON PROPERTIES LLC, 9380 N. LAKE DR MILW, WI 53217 - owner

2. Address of the property: 15285 WATERTOWN PLANK ROAD Elm Grove 53122
Suite B

3. Description of the subject site by lot, block and recorded subdivision or by metes and bounds:

Parcel 2 cert SURV 2058 VOL 19/227 REC AS DOC# 962234 PT
LOT 7 BIK B FROEDERT ACRE HOMESITES PT SW 1/4 SEC 26
TOWN R20E. DOC# 2870532

4. Proposed operation or use of the structure or site: MESSAGE Therapy, Wellness center

5. Number of employees: 1

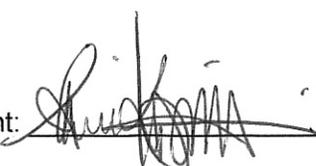
6. Zoning District: B-1

7. Survey prepared by registered surveyor identifying criteria located in §335-86 B(3):

8. If a floodplain property, identify criteria located in §335-86 B(4):

9. Any additional information as may be required by the Village Board, Plan Commission, Village Engineer or Zoning Administrator:

10. Any additional information provided by the applicant:

Signature of Applicant:  Date: 1-7-16

VILLAGE OF ELM GROVE
Application for Plan of Operation and
Change in Use/Amendment to Existing Operation

This document is a matter of public record and may be reviewed upon request.

Business Contact Information

\$25.00 Application Fee due at time of submission

Property Information	Business/Tenant Information
Property Tax Key #: <i>EGV1111024</i>	Business Name: <i>REMEDY WITHIN LLC</i>
Property Address: <i>15285 Watertown</i>	Business Owner: <i>TAMMI KAPITANSKI</i>
Property Owner and Mailing Address (City/State/ZIP): <i>James Winston</i>	Business Owner Mailing Address (City/State/ZIP): <i>10122 W. DENIS AVE HALES CORNERS, WI 53130</i>
Property Owner Business Phone and Fax #: <i>(414) 817-8896 (414) 817-8940</i>	Business Owner Business Phone and Fax #: <i>414-687-0228</i>
Property Owner Cell Phone #:	Business Owner Cell Phone #: <i>414-687-0228</i>
Property Owner E-mail Address: <i>GieseSandra@yahoo.com</i>	Business Owner E-mail Address: <i>TAMMI@remedywithin.com</i>
After Hours Emergency Contact Name and Phone #: <i>Sandy Giese 414 699-1239</i>	After Hours Emergency Contact Name and Phone #: <i>JASON BALDEN 414-379-4433</i>

Business Use Information (attach additional sheets if required)

1. Explanation of Proposed Business (e.g. use of building/property):

MASSAGE THERAPY, Wellness Center

2. Total Number of Employees/Number of Employees on Largest Work Shift:

Total Number of Employees: 0 (both full and part time)

Total Number of Employees on Largest Work Shift: —

3. Hours of Operation (for each day of the week):

Monday: 8am-10pm Tuesday: 8am-10pm Wednesday: 8am-10pm Thursday: 8am-10pm (By Appointment Only)

Friday: 8am-9pm Saturday: 8am-6pm Sunday: — Estimate

4. Customer Load:

Daily Average: 4

Daily Peak: _____

5. Will you be submitting for signage? If yes, your proposal must meet Building Board specifications – see Zoning Administrator.

Yes

No

CURRENT SIGN PROVIDED FROM LANDLORD ON PREMISES. MY SIGN WILL SLIDE IN SLOT

6. If a dumpster is located on the property, is it screened from the street and all neighboring properties? Dumpsters must be screened per Village Ordinance – see Zoning Administrator.

Yes

No

7. Expected Date of Occupancy:

2-1-2016

- **Site Plan Information** (Provide representation of the following: ingress; egress; parking arrangement; landscaping; loading docks/stalls; refuse/recycling receptacle storage; equipment/materials storage; accessory structures. *If a site plan has been previously filed with the Village, please indicate below and reference the date of submittal.*)

- **Floor Plan Information** (Provide identification of offices, conference rooms, display areas and storage areas). List all other occupants within the building, their business and parking requirements (may be provided by building owner).

Approval of the Plan of Operation and Site Plan Review will NOT be granted without receipt of this completed form at least 20 business days prior to a regularly scheduled Plan Commission meeting (first Monday of each month).

*Applicant's Signature: [Signature]

Date: 1-7-16

*Signature of Property Owner or Registered Agent: [Signature]

Date: 1/8/16

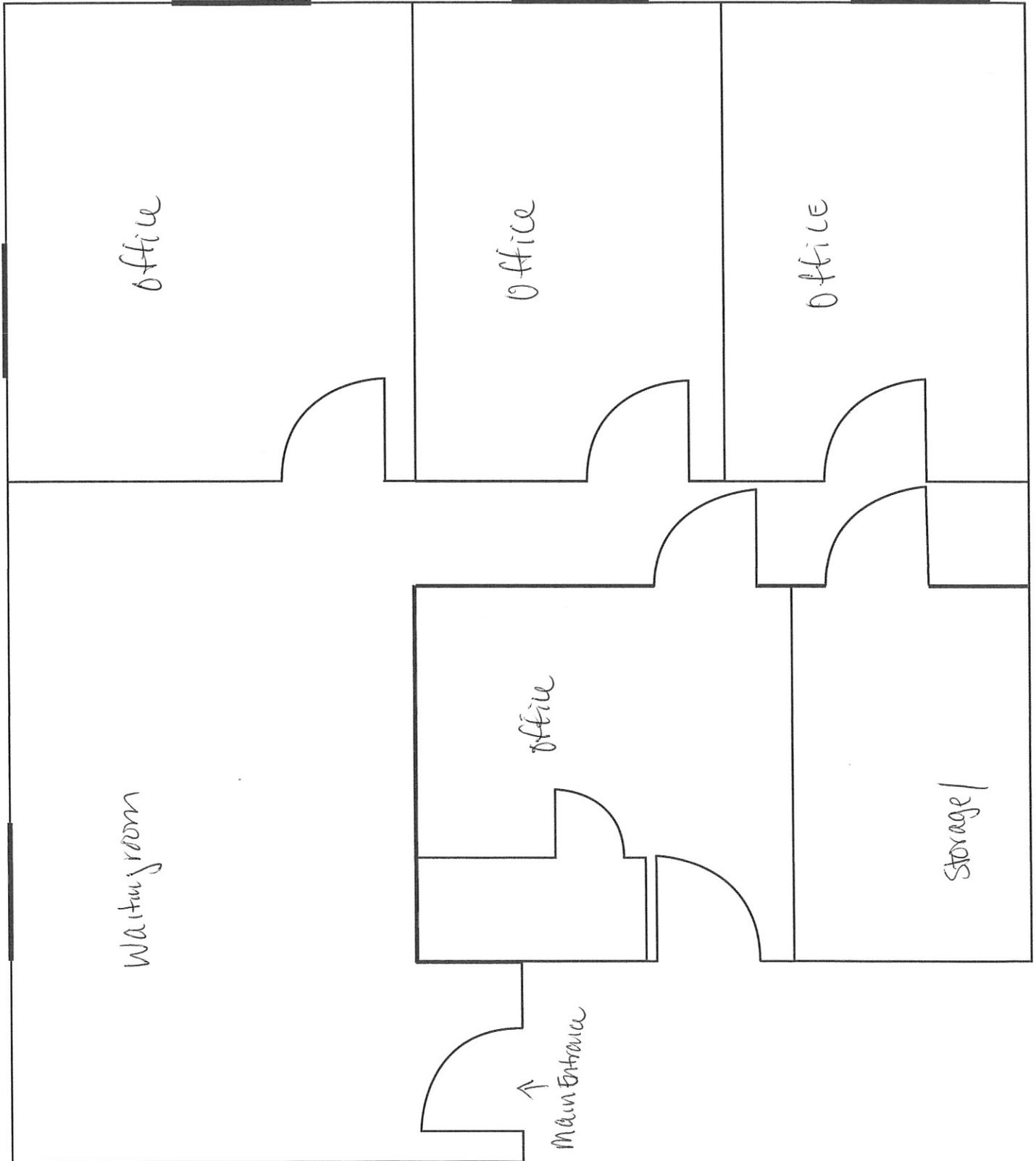
*Signature of this document denotes review of and agreement to the content of this form and the requirements of Section 335-85 – Plans of Operation.

Conditions of Approval:

Copies provided to:

- Building Inspector
- Police Chief
- Fire Chief
- Fire Inspector
- Assessor
- Village Clerk

15285 Watertown Plank Road, Elm Grove, WI 53122
Suite #2



Document Number	<u>CONDITIONAL USE PERMIT</u> Remedy Within, LLC 15285 Watertown Plank Road Elm Grove, Wisconsin	
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4. This CUP shall terminate upon the occurrence of any of the following:
 - a. Upon Remedy Within, LLC failing to conduct business at the Property in substantial conformity with this CUP or the attached Plan of Operation; or
 - b. Upon the cessation of the operations permitted under this CUP.
5. This CUP shall be recorded by its holder with the Waukesha County Register of Deeds within fifteen (15) days of its full execution.

This conditional use permit is hereby issued this 22nd day of February, 2016 subject to the conditions provided herein.

Neil H. Palmer, Village President

Mary S. Stredni, Village Clerk

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[VILLAGE SEAL]