

PLAN COMMISSION MEETING AGENDA
Monday, March 2, 2026 * 6:00 PM * Court Room

13600 Juneau Boulevard, Elm Grove, WI 53122

1. Review and act on meeting minutes dated January 5, 2026

Documents:

[*1_5_2026dm 2.pdf*](#)

2. Review and act on meeting minutes dated February 2, 2026

Documents:

[*2_2_2026dm.pdf*](#)

3. Review of Short-Term Rental Conditional Use Permit for Zaha Properties The Groves LLC, 545 Elm Grove Rd Unit #2

Documents:

[*2026-2027 renewal form_redacted.pdf*](#)
[*cup 3.25.25 register of deeds.pdf*](#)

4. Review and act on Ordinance 2026-05 to rezone an approximate 3.44-acre site at 800 Wall Street (Tax Key 1105997) to the Rm-3 Multiple-Family Residential District from the I-1 Institutional District, consistent with recent amendments to the Zoning Ordinance establishing the Rm-3 District as the appropriate district for the existing community-based residential facility (CBRF) and residential care apartment complex (RCAC) use.

Documents:

[*bt notice of public hearing_800 wall st rezoning.doc*](#)
[*ordinance 2026-05_rezoning 800 wall st.docx*](#)
[*rezoning notice letter_800 wall st.doc*](#)
[*rezoning notice map_800 wall st.jpg*](#)
[*ph mailing list.xlsx*](#)

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 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.

Members of the public wishing to participate in a meeting virtually must submit a Virtual Meeting Access Request form no later than 3:00pm on the Friday preceding the scheduled meeting. If you wish to view only, this meeting will be live streamed. You can find the link on the front page of the Village website and the recording will be posted to the agenda center .

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.



**Village of
Elm Grove**

**PLAN COMMISSION MEETING MINUTES
Monday, January 5, 2026 * 5:00 PM * Court Room**

13600 Juneau Boulevard, Elm Grove, WI 53122

These minutes were completed utilizing detailed notes taken by Village staff during the meeting. The meeting recording file was inaudible.

1/5/2026 - Minutes

1. Roll call

President Koleski called the meeting to order at 5:00 p.m.

Present:

- President Koleski
- Ms. Becker
- Mr. Cashin
- Mr. Fronberry
- Ms. Peter
- Ms. Stuckert
- Mr. Termuehlen (arrived at 5:02 p.m.)

Absent:

- None.

Also Present:

- Thomas Harrigan, Village Manager
- Ethan Sowl, Assistant Village Manager / Zoning & Planning Administrator

2. Review and act on meeting minutes dated December 1, 2025

Mr. Cashin made a motion to approve the minutes. Ms. Becker seconded. Motion passed 7-0.

3. Interview Consultants for Integrated Comprehensive and Downtown Master Plan

President Koleski stated that the Commission, as previously discussed, will be interviewing the three finalists this evening. Each consultant will have 20 minutes for their presentation, followed by a question-and-answer session

with the Commission. Each commissioner is encouraged to ask one question per interview.

Studio gwa / Redevelopment Resources

Represented by Kristen Fish-Peterson and Dayna Sarver of Redevelopment Resources and Ashley Sarver, Aaron Halvorsen, and Michael Smith of Studio gwa, the consultant delivered a timed 20-minute presentation to the Commission.

Ms. Peter asked if the two consultant firms work together often. Fish-Peterson and A. Sarver stated that they frequently work together on projects similar to Elm Grove's, but also complete projects individually.

Mr. Fronberry asked how the project team would recommend the Village encourage preferred redevelopment downtown understanding that a certain property owner within the downtown is unwilling to engage. [The project team responded, however, the recording and staff notes did not pick up their response]

Ms. Stuckert stated that public survey issued as part of the 2019 downtown planning effort asked residents what amenities and types of development they would like to see. However, some of the answers ended up including lengthy, unrealistic wish lists of items without an understanding of their market feasibility. Stuckert asked how the project team would ask the right questions so as not to repeat the past. [The project team responded, however, the recording and staff notes did not pick up their response]

Mr. Termuehlen stated that Elm Grove is largely built out, emphasizing the importance of engaging with property owners within the downtown to achieve community goals. Termuehlen asked what strategies the project team would suggest in aligning downtown property owners with the Village's vision, particularly if they don't share in that vision. [The project team responded, however, the recording and staff notes did not pick up their response].

Ms. Becker asked how they have handled individuals who are resistant to redevelopment or the project at-large in past work. Fish-Peterson stated that they have used a PR firm in the past for a particularly controversial project, using a "diffuse and enthruse" strategy to address negative voices while also ensuring they feel included in the project. A. Sarver stated that, in these situations, it is also incumbent upon the consultant to adjust plan concepts if the community is unsupportive of it.

Mr. Cashin asked what they thought is unique about Elm Grove. Additionally, Cashin asked where there are areas of growth for the Village. A. Sarver stated that Elm Grove's natural beauty and old growth trees are impressive. Sarver observed that a section of the Village's downtown is very walkable with nice lighting, while the section west of the tracks is less walkable and is designed to make people feel closer to the street, albeit still probably inclusive of many great businesses.

President Koleski asked if the project team has had experience in making people determine priorities in the public engagement process, specifically utilizing nominal voting/scaling techniques. Fish-Peterson stated that she has facilitated an activity utilizing Monopoly money to encourage participants to place a dollar amount on their choices. D. Sarver stated that she has found that including an open-ended "Other" question in online surveys encourages respondents to provide quantifiable anecdotal data.

RINKA / MSA

Represented by Eric Mayne of RINKA and Stephen Tremlett, Brian Wiedenfeld, and Morgan Shapiro of MSA, the consultant delivered a timed 20-minute presentation to the Commission.

Mr. Fronberry asked if the project team has worked together previously. Mayne stated that the two firms have not worked together in the past. Fronberry also asked how the project team handles change throughout a planning process. Tremlett stated that it is about listening to property owners and constituents and hearing what their direction is to identify strategies to help the community thrive.

Ms. Becker stated that the visuals provided in the proposal and presentation are lovely, emphasizing branding is an important aspect of a successful plan. Becker shared her concern that the two consultants have not worked together in the past, asking how responsibilities would be divided amongst both groups. Mayne responded that RINKA would be primarily responsible for the downtown plan, with MSA leading the comprehensive plan. Becker asserted the importance that the downtown plan be naturally embedded within the overall comprehensive plan. Mayne stated that it is to the Village's benefit having two teams of experts working on this project. Mayne stated that the comprehensive plan will launch earlier, particularly to gather important data. However, Mayne ensured that the two plans will be on parallel tracks. Tremlett emphasized the importance of the project work group, described in detail in the proposal, which will ensure both plans are working in concert.

Mr. Cashin asked if the project team has had any initial thoughts on improving pedestrian and vehicular traffic flow in the downtown. Mayne stated that the Daylighting project will create a buffer along the tracks for improved traffic flow opportunities.

Ms. Peter asked Mayne how he would answer the question, "what would you do with Elm Grove next?" Mayne stated that there could be more placemaking-type destinations within the downtown.

Mr. Termuehlen stated that Elm Grove is largely built out, emphasizing the importance of engaging with property owners within the downtown to achieve community goals. Termuehlen asked what strategies the project team would suggest in aligning downtown property owners with the Village's vision, particularly if they don't share in that vision. Mayne stated that aligning with existing landowners in an effort to help them better understand the benefits to their interests in addition to community benefits is important. Tremlett stated that identifying low-hanging fruit opportunities for redevelopment or enhancement of the downtown is important at the outset to gather buy-in from surrounding property owners.

Ms. Stuckert stated that public survey issued as part of the 2019 downtown planning effort asked residents what amenities and types of development they would like to see. However, some of the answers ended up including lengthy, unrealistic wish lists of items without an understanding of their market feasibility. Stuckert asked how the project team would ask the right questions so as not to repeat the past. Shapiro, who would be responsible for developing the survey questions, stated that achieving a more holistic understanding of what residents love about Elm Grove is important. Understanding why residents choose to live in the community, what they think about the schools, parks, and other community resources is important in informing their preferences on economic development within the downtown.

President Koleski asked how the project team would look at the downtown from massing standpoint; what have other communities of Elm Grove's size done to retain, attract, and repurpose? Tremlett stated that it is important to identify a small, but catalytic site to reinvigorate the downtown. Tremlett stated that the Village should also continue to invest in the downtown, including in pathways or sidewalks to make it more walkable.

Vandewalle & Associates

Represented by Jackie Minch, Meredith Perks, and Jeff Maloney, the consultant delivered a timed 20-minute presentation to the Commission.

Ms. Peter asked if the project team has any ideas or suggestions for parking within the downtown. Minch emphasized the importance of on-street parking policies, specifically including time limits. Additionally, encouraging joint parking within the downtown is another strategy.

Mr. Termuehlen stated that many property owners within the downtown have their own parking arrangements with nearby properties, but that there is not always a rhyme-or-reason to it when viewing the downtown as a whole. Termuehlen asked how the project team would suggest engaging with property owners to address this issue. Maloney suggested some sort of Village participation in reviewing the right-of-way to evaluate on-street parking opportunities. Maloney also suggested providing some restriping design recommendations to property owners to help them see the benefits of different arrangements.

Ms. Stuckert stated that public survey issued as part of the 2019 downtown planning effort asked residents what amenities and types of development they would like to see. However, some of the answers ended up including lengthy, unrealistic wish lists of items without an understanding of their market feasibility. Stuckert asked how the project team would ask the right questions so as not to repeat the past. Maloney stated that survey questions should be framed to help residents understand that their desires for the downtown may require certain types of other development to be realistic.

Mr. Fronberry, recalling Vandewalle's walkthrough of the Village's downtown area as part of the 2024-25 CORP project, asked if the project team had any suggestions for potential improvements along Watertown Plank Road. Fronberry emphasized that the project team should be familiar with the downtown area, particularly if the team includes the same individuals that were involved in the CORP. Maloney stated that pedestrian walkway/pathway improvements to the downtown would be helpful. Maloney stated that, ultimately, it would depend on how aggressive the Village wants to be in pursuing development/redevelopment.

Ms. Becker asked how the project team handles opposition to elements of proposed plans in an effort to preserve public trust in the process. Minch stated that, ultimately, the plan is the Village's, not Vandewalle's. Maloney stated that you have to take extra care with people and talk to them about plan elements facing opposition, ensuring everyone is on the same page as to its meaning. Maloney stated that, sometimes, misunderstandings are what

creates opposition. Minch stated that they are also not afraid to scale back recommendations while ensuring key plan elements that are important to the community remain.

Mr. Cashin stated that he like their comment of approaching the downtown plan as a refresh or refresh-plus. Cashin asked them to elaborate on how this may apply to Elm Grove. Minch stated that identifying uses that the community would like to attract downtown and what the appetite is for downtown gathering spaces/plazas and providing renderings/visuals of proposed examples. Maloney suggested that an inventory of existing buildings may be helpful to identify opportunities for adaptive reuse, redevelopment and other improvements.

President Koleski stated that he is a very visual person and asked how the project team plans to help the community visualize what is being proposed as part of this planning process. Maloney stated that most of the visuals Vandewalle creates are drawn by hand at a sketch level. This is done purposefully so as not to get the community stuck on specific design details such as facade materials and colors, etc. However, Maloney stressed the importance that visuals identify preferred height, massing, building location, building orientation, and parking.

President Koleski asked how the project team plans to manage those opposed to the project or the "loud voices." Maloney stated that having side conversations with those individuals is important, communicating to them that the purpose of the plan is to communicate to the development community what is acceptable to the Elm Grove community. This is the opportunity to express the community's vision, not as much as when an active development proposal is being considered.

Review of Proposals

President Koleski asked if Trustee Olson, who was in the audience, would like to share his thoughts on the interviews. Olson responded to the concerns surrounding RINKA and MSA's lack of experience working together in the past, recalling his own personal experience in responding to these types of RFPs. Olson stated that choosing the most strategic partner to complete the project at hand is the way these consultants approach collaboration; they are not as concerned about not having worked together in the past.

Olson thought all three consultants did a good job interviewing this evening and that he thought the Vandewalle team did the best job of tailoring their proposal and presentation to Elm Grove.

President Koleski asked if Trustee Schindler, who was in the audience via Zoom during the presentation, would like to share his thoughts. Schindler thought that all consultants interviewed well, but that Studio gwa stuck out the most to him.

President Koleski asked if the Commissioners had thoughts on which consultant they would like to recommend to the Board of Trustees.

Ms. Peter stated that she is particularly sensitive to the Village's working relationship with Vandewalle, having completed the CORP in 2025. However, Peter stated that each firm is well qualified to complete the project. Mr. Termuehlen agreed.

Ms. Stuckert agreed that all three consultants are well qualified to complete the project; however, she would prefer the Village select Studio gwa. Stuckert added that, while Studio gwa is her first choice, she would still support Vandewalle to complete the project if the majority of the Commission supports them.

President Koleski expressed some concern on Vandewalle's distinction between the CORP and the comprehensive and downtown master plan. Koleski emphasized that the downtown plan is the truly important element to this effort.

Ms. Becker agreed that all three consultants presented well and that the margins between each are thin. However, Becker still rated Vandewalle the highest.

Mr. Fronberry stated his concern with the pairing of RINKA / MSA due to their lack of experience working together. Additionally, Fronberry stated that he prefers Vandewalle to complete the project. Fronberry appreciated their recent experience completing the CORP for the Village in 2024-2025.

Mr. Cashin made a motion to recommend the selection of Vandewalle & Associates to complete the Integrated Comprehensive and Downtown Master Plan with the Village to the Board of Trustees. Ms. Peter seconded. Motion passed 7-0.

4. Other Business.

None.

5. Adjournment.

Mr. Cashin made a motion to adjourn. Mr. Fronberry seconded. Meeting adjourned at 8:39 p.m.



**Village of
Elm Grove**

**PLAN COMMISSION MEETING MINUTES
Monday, February 2, 2026 * 6:00 PM * Court Room**

13600 Juneau Boulevard, Elm Grove, WI 53122

2/2/2026 - Minutes

1. Roll Call

President Koleski called the meeting to order at 6:00 p.m.

Present:

- President Koleski (virtual)
- Ms. Becker
- Mr. Cashin
- Mr. Fronberry
- Ms. Peter
- Ms. Stuckert
- Mr. Termuehlen

Absent:

- None

Also in Attendance:

- Tom Harrigan, Village Manager
- Ethan Sowl, Assistant Village Manager
- Hector de la Mora, Village Attorney

President Koleski confirmed with Village staff if the meeting is being recorded, noting that the January meeting recording was inaudible based on the draft meeting minutes. Manager Harrigan stated that this meeting is being recorded and that the issue experienced at the last meeting has been rectified with Village IT personnel.

2. Review and Act on Meeting Minutes Dated January 5, 2026

Ms. Becker identified the following edits to the meeting minutes:

- Page two: removal of the duplicate phrase "the importance" under the RINKA / MSA interview.
- Page three: Misspelling of the word "restripping" under the Vandewalle interview.

Mr. Fronberry stated that he is uncomfortable approving the minutes as they are incomplete. Fronberry suggested that staff review the meeting recording and fill-in missing questions from commissioners based on responses provided by the interviewees, if audible. Assistant Village Manager Sowl stated that the minutes were completed based on detailed staff notes as the audio recording was largely inaudible. In that case, Fronberry suggested the

minutes be tabled so he can meet with staff to modify the minutes to reflect his comments. Manager Harrigan stated that this could be accommodated.

Ms. Stuckert stated that, under the "Review of Proposals" section, she stated she would support Vandewalle if the majority of the Commission preferred although Studio gwa was her first choice.

President Koleski stated that, although the Commission recommended Vandewalle be selected, the comments from commissioners seem overly negative in the minutes.

3. Review and Act on a Plan of Operation for Magnificent Top Notch Cleaning LLC, 910 Elm Grove Rd #32

Assistant Village Manager Sowl stated that Magnificent Top Notch Cleaning seeks to operate a residential cleaning company at 910 Elm Grove Road. The operation would be considered a permitted use (Business Office/Janitorial Supplies) in the B-1 Local Business District.

President Koleski asked if there were any comments from commissioners. Mr. Termuehlen asked if staff knew what business was in the unit previously. Staff was unaware of this.

Mr. Fronberry made a motion to approve the plan of operation for Magnificent Top Notch Cleaning LLC. Mr. Cashin seconded. Motion passed 7-0.

4. Review and Act on a Plan of Operation for Block Legal Services LLC, 13545 Watertown Plank Rd #7

Assistant Village Manager Sowl stated that William Block seeks to operate his law office out of 13545 Watertown Plank Road. The operation would be considered a permitted use (Professional Office) in the B-3 Mid-Rise Business District.

Will Block stated that he has been practicing for 10 years now out an office on 124th Street in Wauwatosa. Mr. Fronberry asked if they intend on installing a sign on the building. Mr. Block stated that they do plan on installing a sign. Assistant Village Manager Sowl stated that they will need to file a permit and receive Building Board approval prior to installation.

Mr. Fronberry made a motion to approve the plan of operation for Block Legal Services. Ms. Peter seconded. Motion passed 7-0.

5. Public Hearing, Review and Act on an Ordinance Amending § 335-26. I-1 Institutional District of the Village of Elm Grove Code of Ordinances

Assistant Village Manager Sowl stated that this and the following ordinance are the result of work completed by various boards and committees, including the Plan Commission, since the beginning of 2025. First, the Board of Trustees remanded review of the Village's I-1 Institutional District ordinance to the Legislative Committee on May 27, 2025. Then, over the course of several Legislative Committee meetings, the existing permitted and conditional uses were reviewed, and determinations were made as to if they are still relevant and/or appropriate for the Village. The Plan Commission then reviewed a draft revised I-1 ordinance and discussed removing community-based residential facilities (CBRFs) and residential care apartment complexes (RCACs) from the conditional use section at the request of the Legislative Committee. The only property in the I-1 District that falls into the CBRF/RCAC category is the Heritage Elm Grove Senior Living facility at 800 Wall Street. The ordinance was remanded back to the Legislative Committee for further review. Then, the Legislative Committee reviewed draft ordinances striking all mention of CBRFs and RCACs from the I-1 ordinance and establishing a new zoning district, Rm-3 Multi-Family Residential, to ensure the Heritage facility remains a permitted use (albeit in a new zoning district).

Sowl stated that this first item is to approve amendments to the I-1 ordinance striking all mention of CBRFs and RCACs. The following action on the agenda will recommend approval of establishing the Rm-3 ordinance.

President Koleski asked if this amendment to the I-1 ordinance would impact any property's zoning designation. Sowl stated that the only property impacted would be the Heritage at 800 Wall Street which, if the Board of Trustees approves both this and the following ordinance at their February meeting, would render the property as existing legal nonconforming. While this has no negative impact on the use of the property currently, the plan is for the Commission to take action to recommend rezoning of the property from I-1 to Rm-3 at their March meeting.

This is not being done at this meeting to provide the Heritage with due process to consider these potential amendments.

President Koleski opened a public hearing regarding the amendments to the I-1 ordinance. Observing no public comment, President Koleski closed the public hearing.

Ms. Stuckert stated that the intent of these amendments is to prevent CBRF and RCAC facilities from locating on existing I-1 zoned properties within the Village, citing that it may be difficult for Village EMS and public safety operations to support additional large facilities. President Koleski stated that, while the Village is not inherently opposed to CBRF and RCAC facilities, the goal is to ensure that any proposed change in use would have to request it from the Board first as opposed to being able to do by-right or as a conditional use under current I-1 zoning, whereby any Village input and consideration would be limited.

Mr. Fronberry asked if the Heritage would be without a zoning designation if this and the following ordinance are approved. Attorney de la Mora stated that the property would be a legal nonconforming use until the Village takes action to formally rezone the property. Attorney de la Mora added that a legal nonconforming use assures them of the same rights that they have currently under the I-1 district.

Ms. Stuckert made a motion to recommend approval of an ordinance amending 335-26 I-1 Institutional District. Mr. Cashin seconded. Motion passed 7-0.

6. Public Hearing, Review and Act on an Ordinance Creating § 335-21.2 Rm-3 Multiple-Family Residential District of the Elm Grove Code of Ordinances Accommodating Community-based residential facilities (CBRFs) and Residential Care or Assisted Living for Eligible Residents

President Koleski opened a public hearing regarding an ordinance creating the Rm-3 multiple-family residential district. Observing no public comment, President Koleski closed the public hearing.

Assistant Village Manager Sowl stated that this ordinance would create the Rm-3 district, allowing for CBRFs and RCACs as a permitted use. The goal is for the Commission to take action at a future meeting recommending the Heritage property be rezoned to Rm-3.

Mr. Fronberry asked if property owners have been notified of these potential ordinance amendments and if it impacts the way they are able to use their properties. Manager Harrigan stated that existing I-1 properties have been notified of both this meeting and the Board of Trustees meeting at the end of the month where final action will take place. Additionally, Harrigan stated that the amendments removing CBRFs and RCACs from the I-1 ordinance would prevent properties with that zoning designation from converting their properties to such facilities in the future. Ms. Stuckert added that the purpose behind creating the Rm-3 district is ensure the Heritage facility remains a permitted use in its own district given proposed modifications to the I-1 ordinance. President Koleski stated that I-1 properties have been aware of these potential changes since the beginning of last year when updates to the future land use map occurred.

Ms. Stuckert made a motion to recommend approval of an ordinance creating 335-21.2 Rm-3 Multiple-Family Residential District. Mr. Fronberry seconded. Motion passed 7-0.

7. Other Business.

President Koleski asked for a status report on the single-family home reviews adjacent to the Caroline Heights Apartments. Assistant Village Manager Sowl stated that 4-5 homes have yet to come before the Building Board. Koleski also asked if there is another buildable lot north of the northernmost lot currently being built on Stephen Place at the intersection of Watertown Plank Road. Manager Harrigan stated that there is another buildable lot there but that it has not been submitted yet.

8. Adjournment.

Mr. Fronberry made a motion to adjourn. Mr. Cashin seconded. Meeting adjourned at 6:34 p.m.

Ethan Sowl

From: noreply@civicplus.com
Sent: Sunday, December 7, 2025 5:15 PM
To: Village Hall; Ethan Sowl
Subject: Online Form Submittal: Short-Term Rentals

Short-Term Rentals

Short-Term Rental Property Permit Application

The operation of Short-Term Rentals for properties in the Village of Elm Grove requires the submittal and approval of a Short-Term Rental Permit (STRP) application. The STRP can only be granted following review and approval of a Conditional Use Permit (CUP) by the Plan Commission and Board of Trustees.

Any person engaged in the leasing and maintaining of a STR in the Village without a STRP and CUP will be considered in violation of the Village Code of Ordinances and will be subject to penalties.

Please review the [ordinance requirements for STR's](#) prior to submitting the below application.

First Name of Property Owner	Kala
Last Name	Zornow
Phone Number	[REDACTED]
Email	[REDACTED]
Address of Rental Property	545 Elm Grove Rd
Address Line 2	#2
City	Elm Grove
State	WI
Zip	53122
Address of Property Owner (If not the same as rental property)	317 Sand Dr
Address Line 2	<i>Field not completed.</i>

City	West Bend
State	WI
Zip	53095
Upload Valid Property and Liability Insurance	
Upload Proof of Approval from Property Owner if Applicant is the Local Representative	
Upload Current Floor Plan for Short-Term Rental	The Groves Condo Plot.pdf
Is a Knox Box installed on the Property?	No
Number of Dwelling Units/Areas Available for Individual Rentals	1
24-Hour Contact Name	Kala Zornow
24-Hour Contact Phone Number	262-707-4156
Upload of Wisconsin License for a Tourist Rooming House	6.2025 Waukesha County Permit (1).pdf
Upload Completed State Lodging Establishment Inspection Form	THE GROVES - PrintInspection 1733250654292.pdf

Fees/Payment

1. The following is due at the time of an application for a STR:

Conditional Use Permit Fee: \$200

Use the following link to pay via credit card:

<https://app.heygov.com/elmgrovewi.org/quick-pay>

Or submit fee to the Village Clerks office via check. Please make payable to The Village of Elm Grove.

After Approval of the STRP and CUP

It is the responsibility of the owner of the STR to adhere to all Village Code of Ordinance regulations. Specifically, the owner must inform the Village Clerk at least

24 hours before the first rental within a 365-day period begins. Additionally, notice must be provided to the Village Clerk with an intent to renew the STRP, including any relevant updated documentation, by the conclusion of the 365-day permit period.

Email not displaying correctly? [View it in your browser.](#)

March 26, 2025

Waukesha County Register of Deeds
515 W. Moreland Blvd., Room AC110
Waukesha, WI 53188



Re: Notice of Approval for Conditional Use Permit Application at 545 Elm Grove Road, Unit 2

Dear Mr. Behrend,

I am writing to formally request the recording of a Conditional Use Permit against the property located at 545 Elm Grove Rd, Unit 2, Elm Grove, WI 53122. This permit, granted by the Village of Elm Grove on March 25, 2025, allows for the use of the property as a short-term rental pursuant to Chapter 335-86(l) of the Village Code of Ordinances.

Enclosed, please find the Village's approved conditional use permit. Please record this document. If you require any additional information or documentation, please do not hesitate to contact me at esowl@elmgrovewi.org or 262-782-6700.

Sincerely,

A handwritten signature in black ink that reads "Ethan Sowl". The signature is written in a cursive, flowing style.

Ethan Sowl
Assistant Village Manager / Zoning & Planning Administrator

Enclosure: Conditional Use Permit

Document Number

CONDITIONAL USE PERMIT

Zaha Properties The Groves LLC
545 Elm Grove Rd
Apartment 2
Elm Grove, Wisconsin 53122

WHEREAS, Zaha Properties The Groves, LLC (“Applicant”) has applied for a conditional use permit pursuant to Section 335-86(l) of the Village of Elm Grove Code of Ordinances for the operation of a short-term rental that is intended to accommodate tenants for periods between 6 and 180 days within a 365-day period (the “CUP”) located at 545 Elm Grove Rd, Unit #2, Elm Grove, Wisconsin 53122, (the “Property”) more specifically described as:

UNIT 2 BLDG 545 THE GROVES CONDOMINIUM & UNDIV INTEREST IN THE COMMON AREAS CREATED UNDER DECLARATION RECORDED AS DOC #1500049 PT SW1/4 SEC 25 T7N R20E

WHEREAS, the Property is located in the RM-1 Multi-Family Residential zoning district; and

WHEREAS, Section 335-86(l) of the Village of Elm Grove Code of Ordinances allows for the operation of short-term rental units/areas; and

WHEREAS, Applicant has submitted all information as required under Section 335-86(l) of the Village of Elm Grove Code of Ordinances; and

WHEREAS, the Village Plan Commission reviewed the CUP application on January 6, 2025 and March 3, 2025 pursuant to Section 335-86C of the Village of Elm Grove Code of Ordinances and recommended approval of the CUP to the Village Board of Trustees; and

WHEREAS, the Village Board of Trustees held a public hearing upon the CUP application pursuant to Section 335-86D of the Village of Elm Grove Code of Ordinances on January 6, 2025; and

WHEREAS, the Village Board of Trustees has considered the Plan Commission’s recommendations and has determined that the CUP is in accordance with the purpose and intent of the Village Zoning Code and the CUP, with conditions of operation, will not be hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or community.

Recording Area

Name and Return Address
Village of Elm Grove
13600 Juneau Blvd.
Elm Grove, WI 53122

Parcel Identification Number
(PIN): 1107994002

NOW THEREFORE, the Village Board of Trustees hereby authorizes the Zoning Administrator to issue the CUP to Applicant at the Property, for the operation of a short-term rental, which the CUP shall be subject to the following conditions:

1. Maintenance of Proper Licenses and Permits

Applicant shall maintain all required licenses and permits required to operate a short-term rental unit/area pursuant to Section 335-86(1)(3)(B) of the Village of Elm Grove Code of Ordinances throughout the duration of the CUP, including:

- a. A valid State of Wisconsin tourist rooming house license where operation of the short-term rental unit/area exceeds 10 nights within a consecutive 365-day period; and
- b. A Seller's permit issued by the Wisconsin Department of Revenue;

2. Rental Period Requirements

- a. All short-term rentals should be for a minimum of six consecutive days within a each 365-day year, commencing on the first day of rental of the Property.
- b. The maximum number of days that the Property may be collectively rented shall not exceed 180 days during any consecutive 365-day period.

3. Notification Requirements

- a. Applicant shall notify the Village Clerk and Zoning Administrator in writing not less than 24 hours before the first rental within a 365-day period begins.

4. Activities Restricted

- a. Applicant has represented that the Property shall be operated in a manner consistent with a short-term rental unit/area and to that end it will be ensuring the minimum standards necessary for the health and safety of persons occupying or using the Property.
- b. Vehicular traffic shall not be generated that is greater than normally expected in the residential neighborhood, and provision shall be made for all vehicles associated with any person remaining overnight at the Property to be parked within the Property's designated parking area.
- c. There shall not be excessive noise, fumes, glare, or vibrations generated during the period of the Property's CUP use, including any activity, event or social function held outside the interior of the Property as described and restricted in Section 335I(3)(c)[6] of the Village of Elm Grove Code of Ordinances.
- d. No recreational vehicles (RVs), camper, tent, or other temporary lodging arrangement shall be permitted as a means of providing additional accommodations for persons using the Property.

- e. Any activity, event or social function held outside the interior of Property or opened to the outside by the use of a patio, balcony, back or side yard, veranda or deck shall last no longer than one day occurring between the hours of 9:00 a.m. and 10:00 p.m. No outdoor music shall be allowed between 10:00 p.m. and 9:00 a.m. All activities shall be in compliance with other noise regulations of the Village. Applicant shall comply with all regulations of any applicable room tax.
- f. Applicant and any person renting the Property shall comply with all applicable state, county, federal and Village codes, laws and ordinances.
- g. Applicant shall maintain for two past years the following written records for each rental of the Property: the full name and current address of any person(s) renting the Property, the time period for that rental, cell phone number and e-mail address and the monetary amount or consideration paid for that rental and a description of value

5. Issuance of the CUP

- a) The CUP shall be reviewed on an annual basis by the Village Plan Commission to ensure compliance with all conditional use requirements.
- b) The Property may be inspected by the Police Department, Fire Department, Building Inspector or other authorized personnel of the Village to investigate and determine if any violations exist.
- c) Applicant, in addition to being subject to a forfeiture prosecution for an ordinance violation arising, may have the CUP revoked by the Village Board upon the holding of a hearing and finding of a repeated or substantial violation of any applicable provision of law.
- d) The CUP will not be issued or renewed if the Applicant, or the Property, has any unpaid fees, taxes or forfeitures of any kind owed to any governmental unit.
- e) The CUP may be revoked by the Village Board for any of the following reasons:
 - a. Failure to make payment for any unpaid fees, taxes or forfeitures of any kind owed to any governmental unit;
 - b. Three or more calls for police service, building inspection or the Health Department for nuisance activities or other law violations at the Property in a consecutive twelve-month period;
 - c. Failure to satisfy any required Village, county, and state licensing requirements;
 - d. Any violation of local, county, or state laws that substantially harm or adversely impact the predominantly residential uses and nature of the Village;
 - e. Failure by Applicant to properly dispose of trash upon the departure of a short-term renter, and in all cases to arrange for trash removal not less

than once a week in addition to collecting on a daily basis all trash on outside of the Property not in trash containers.

6. Room Tax

- a. Applicant is responsible for collection of a room tax pursuant to Section 3351(6) of the Village of Elm Grove Code of Ordinances.

7. Enactment of Other Laws

- a. In the event that any legislation should be enacted, in the course of the duration of the CUP that is intended to regulate short-term rental spaces, the provisions of the CUP shall control notwithstanding such legislation where they do not conflict with specific provisions of such subsequent enacted legislation.

8. Termination and Reservation of Right to Amend CUP

The CUP will terminate upon the following:

- a. Upon Applicant failing to conduct business at the Property in substantial conformity with the CUP;
- b. Upon the dissolution of Applicant;
- c. Upon Applicant ceasing operations at the Property;
- d. Upon the change in ownership of the Property; or
- e. Upon the cessation of the operations permitted under the CUP.

At any point during the duration of the CUP, the Village of Elm Grove expressly reserves the right to amend the CUP in its sole discretion.

This conditional use permit is hereby issued this 25th day of March, 2025 subject to the conditions provided herein.



Jim Koleski, Village President



Katie Pinella, Village Clerk



NOTICE OF PUBLIC HEARING
TUESDAY, MARCH 24, 2026

BOARD OF TRUSTEES
VILLAGE OF ELM GROVE

WHEREAS, pursuant to Village of Elm Grove Ordinance section §335-75, there will be a public hearing before the Board of Trustees at the Village Hall located at 13600 Juneau Blvd, to consider a rezoning action:

Review and act on Ordinance 2026-05 to rezone an approximate 3.44-acre site at 800 Wall Street (Tax Key 1105997) to the Rm-3 Multiple-Family Residential District from the I-1 Institutional District, consistent with recent amendments to the Zoning Ordinance establishing the Rm-3 District as the appropriate district for the existing community-based residential facility (CBRF) and residential care apartment complex (RCAC) use.

WHEREAS, the land subject to the proposed rezoning listed above is described as:

PARCEL 1 CERT SURV 5703 VOL 46/187 REC AS DOC# 1513698 PT NW1/4 & NE1/4 & SE1/4 SEC 25 T7N R20E :: DOC# 3963363 & DOC# 4185891

WHEREAS, matters of public interest are involved;

NOW THEREFORE, PLEASE TAKE NOTICE, that the Plan Commission will consider this rezoning action at their regularly scheduled meeting on Monday, March 2, 2026 at Village Hall 13600 Juneau Blvd, at 6:00 P.M., and provide a recommendation to the Board of Trustees. The Board of Trustees will then hold a Public Hearing on this matter on March 24, 2026 at Village Hall 13600 Juneau Blvd, at 7:00 P.M.

Any person may comment on the proposed rezoning ordinance during the hearing. A copy of the ordinance may be obtained from Village Hall during the weekday hours of 8:00 a.m. to 4:30 p.m., Monday-Thursday, and 8:00 a.m. to 12:30 p.m. on Friday.

Dated at Elm Grove, Wisconsin this 25th day of February 2026.

Crystal Turner, Village Clerk

Posted Locations: Village Hall, 13600 Juneau Blvd., Village Website
Posted Date: February 25, 2026

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STATE OF WISCONSIN WAUKESHA COUNTY VILLAGE OF ELM GROVE

ORDINANCE 2026-05

THE VILLAGE OF ELM GROVE CODE OF ORDINANCES

Review and act on Ordinance 2026-05 to rezone an approximate 3.44-acre site at 800 Wall Street (Tax Key 1105997) to the Rm-3 Multiple-Family Residential District from the I-1 Institutional District, consistent with recent amendments to the Zoning Ordinance establishing the Rm-3 District as the appropriate district for the existing community-based residential facility (CBRF) and residential care apartment complex (RCAC) use

THE VILLAGE BOARD OF THE VILLAGE OF ELM GROVE DO ORDAIN AS FOLLOWS:

Section 1:

WHEREAS, The Board of Trustees approved Ordinances 2025-12 and 2025-13 on February 24, 2026; and,

WHEREAS, Ordinance 2025-12 established the Rm-3 Multiple-Family Residential District to accommodate community-based residential facilities (CBRFs) and residential care apartment complexes (RCACs), as defined in Wis. Stat. ch. 50, as permitted uses, providing supervised residential care, supportive services, or assisted living for eligible residents; and,

WHEREAS, Ordinance 2025-13 amended the I-1 Institutional District to remove CBRFs and RCACs as a conditional use; and,

WHEREAS, the property at 800 Wall Street, owned by ELM GROVE ALF, LLC, is currently zoned I-1 Institutional and has residential units that meet the definition of a CBRF or RCAC; and,

WHEREAS, to ensure the property’s use as a CBRF and RCAC facility is permitted by the Village’s Zoning Ordinance, the Board of Trustees desire to rezone the property to Rm-3 Multiple-Family Residential; and,

WHEREAS, the proposed rezoning is consistent with the goals, objectives, policies, programs, and initiatives of the Board of Trustees; and,

WHEREAS, the property owner, ELM GROVE ALF, LLC, and properties within 100 feet of 800 Wall Street, were notified of a public hearing before the Board of Trustees to be held on this ordinance on March 24, 2026; and,

WHEREAS, the Plan Commission considered the ordinance to rezone the property at 800 Wall Street at its meeting held on March 2, 2026; and,

WHEREAS, a public hearing was held before the Board of Trustees on March 24, 2026;

NOW, THEREFORE, the Board of Trustees of the Village of Elm Grove do ordain as follows:

Land described as the following:

PARCEL 1 CERT SURV 5703 VOL 46/187 REC AS DOC# 1513698 PT NW1/4 & NE1/4 & SE1/4 SEC 25 T7N R20E
:: DOC# 3963363 & DOC# 4185891

52
53 All said lands lying and being in the Village of Elm Grove, County of Waukesha, State of Wisconsin.
54
55 Is hereby rezoned from the I-1 Institutional District to the Rm-3 Multiple-Family Residential District.
56
57 **Section 2:** This ordinance shall take effect and be in full force from and after its passage and publication by
58 posting.

59 Passed and approved this _____ day of _____, 20_____.
60

61 VILLAGE OF ELM GROVE

62
63
64 By: _____

65 Jim Koleski, Village President

66 ATTEST:
67 _____

68 Crystal Turner, Village Clerk/Deputy Treasurer

February 26, 2026



PETER R SHERMAN AND KATHLEEN S SHERMAN
13050 W BLUEMOUND RD UNIT 106
ELM GROVE, WI 53122-2658

Re: Official Public Hearing Notice

By: Village of Elm Grove
Date and Time: March 24, 2025 at 7:00 p.m.
Location: Village Hall
13600 Juneau Blvd
Elm Grove, WI 53122

Dear Property Owner:

This letter is to inform you that the Board of Trustees will hold a public hearing to consider the following action:

Review and act on Ordinance 2026-05 to rezone an approximate 3.44-acre site at 800 Wall Street (Tax Key 1105997) to the Rm-3 Multiple-Family Residential District from the I-1 Institutional District, consistent with recent amendments to the Zoning Ordinance establishing the Rm-3 District as the appropriate district for the existing community-based residential facility (CBRF) and residential care apartment complex (RCAC) use.

The land subject to the proposed rezoning listed above is described as:

PARCEL 1 CERT SURV 5703 VOL 46/187 REC AS DOC# 1513698 PT NW1/4 & NE1/4 & SE1/4 SEC 25 T7N R20E :: DOC# 3963363 & DOC# 4185891

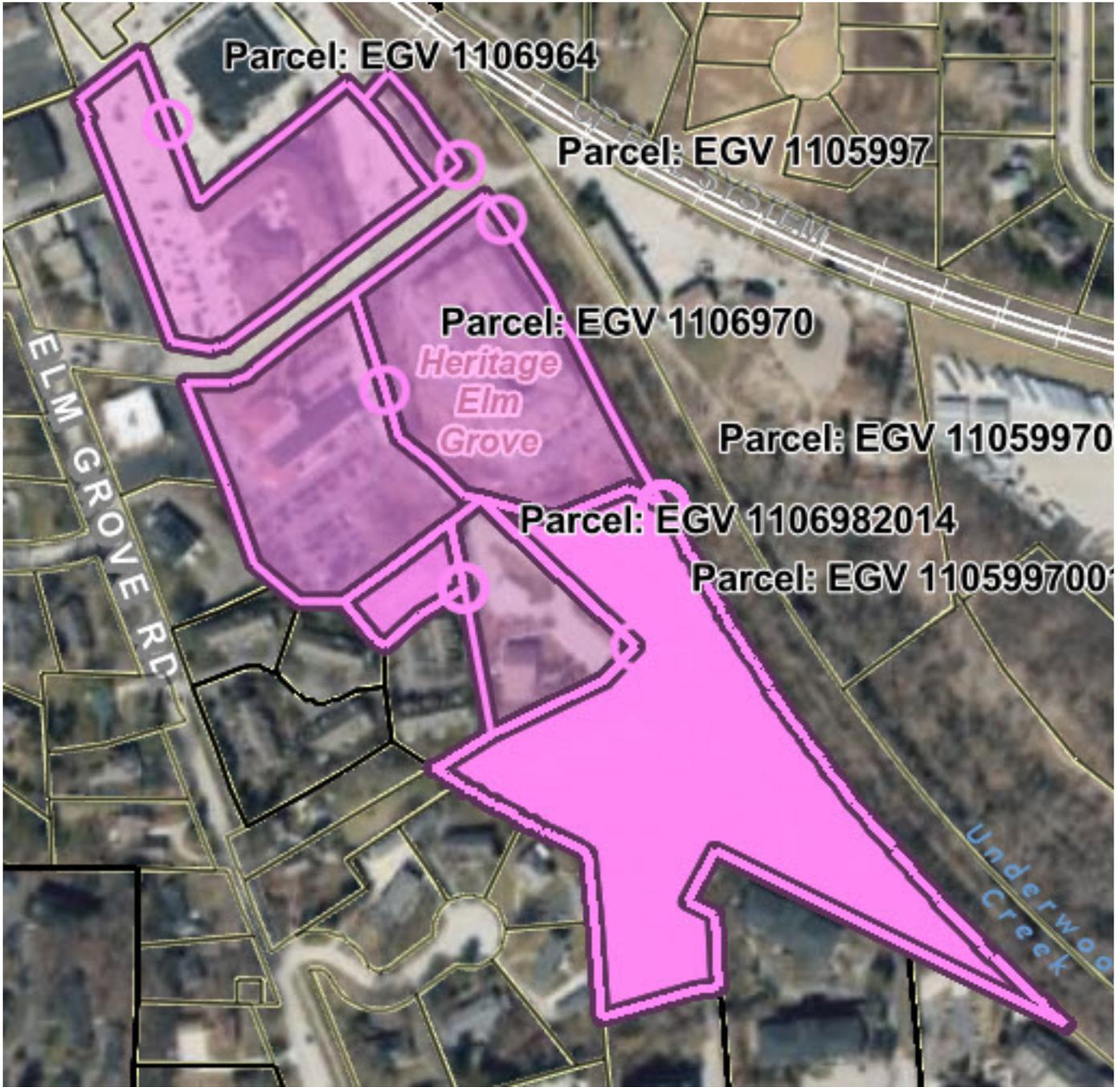
Any person may comment on the proposed rezoning ordinance during the hearing. A copy of the ordinance may be obtained from Village Hall during the weekday hours of 8:00 a.m. to 4:30 p.m., Monday-Thursday, and 8:00 a.m. to 12:30 p.m. on Friday.

If you should have any questions or comments regarding this letter, please do not hesitate to contact me at esowl@elmgrovewi.org or 262-782-6700.

Sincerely,

A handwritten signature in black ink that reads "Ethan Sowl". The signature is written in a cursive, flowing style.

Ethan Sowl,
Assistant Village Manager / Zoning & Planning Administrator



Tax Key	Site Address	Full Owner Name	Mailing Address Line 1	Mailing Address Line 2
EGV 1105997098	13050 W BLUEMOUND RD UNIT 302	JEROLD FENNELL AND NANCY FENNELL	13050 W BLUEMOUND RD UNIT 302	ELM GROVE, WI 53122
EGV 1105997111	13050 W BLUEMOUND RD UNIT 107	GERALD L OTTE	13050 W BLUEMOUND RD UNIT 107	ELM GROVE, WI 53122
EGV 1105997069	13060 W BLUEMOUND RD UNIT 308	TAYLOR M JENKINS	13060 W BLUEMOUND RD UNIT 308	ELM GROVE, WI 53122-2655
EGV 1105997032	13070 W BLUEMOUND RD UNIT 306	BARBARA LYNN LODDE	13070 W BLUEMOUND RD UNIT 306	ELM GROVE, WI 53122-2694
EGV 1105997063	13060 W BLUEMOUND RD UNIT 302	JAMES J MURPHY AND MARY C PATRICK	13060 W BLUEMOUND RD #302	ELM GROVE, WI 53122
EGV 1105997072	13060 W BLUEMOUND RD UNIT 311	JOHN C BERGER	13060 W BLUEMOUND RD UNIT 311	ELM GROVE, WI 53122-2655
EGV 1105997076	13050 W BLUEMOUND RD UNIT 103	ERIC BOEHM	13050 W BLUEMOUND RD UNIT 103	ELM GROVE, WI 53122-2658
EGV 1105997078	13050 W BLUEMOUND RD UNIT 106	PETER R SHERMAN AND KATHLEEN S SHERMAN	13050 W BLUEMOUND RD UNIT 106	ELM GROVE, WI 53122-2658
EGV 1105997052	13060 W BLUEMOUND RD UNIT 203	DOROTHY E COAKLEY REVOCABLE TRUST OF 2005	13060 W BLUEMOUND RD UNIT 203	ELM GROVE, WI 53122-2697
EGV 1105997023	13070 W BLUEMOUND RD UNIT 209	LISA HO LEON	13070 W BLUEMOUND RD UNIT 209	ELM GROVE, WI 53122-2693
EGV 1105997089	13050 W BLUEMOUND RD UNIT 205	JOSEPH TOSCANO	13050 W BLUEMOUND RD UNIT 205	ELM GROVE, WI 53122-2658
EGV 1106982014	734 ELM GROVE RD	GWEN M MEDVED AND ROBERT MEDVED	734 ELM GROVE RD	ELM GROVE, WI 53122-2516
EGV 1105997004	13070 W BLUEMOUND RD UNIT 101	ALEXANDER SETZER	13070 W BLUEMOUND RD UNIT 101	ELM GROVE, WI 53122-2693
EGV 1105997026	13070 W BLUEMOUND RD UNIT 212	KATHLEEN BRENNAN	13070 W BLUEMOUND RD UNIT 212	ELM GROVE, WI 53122-2694
EGV 1105997061	13060 W BLUEMOUND RD UNIT 212	WENDY SIMONICH	13060 W BLUEMOUND RD UNIT 212	ELM GROVE, WI 53122-2655
EGV 1105997075	13050 W BLUEMOUND RD UNIT 102	CAROL J MAY FAMILY TRUST	13050 W BLUEMOUND RD #102	ELM GROVE, WI 53122
EGV 1105997060	13060 W BLUEMOUND RD UNIT 211	PETER S STEFANIAK AND TERRY M STEFANIAK REVOCABLE	13060 W BLUEMOUND RD UNIT 211	ELM GROVE, WI 53122-2655
EGV 1105997008	13070 W BLUEMOUND RD UNIT 106	ELIZABETH J VOLLBRECHT TRUST	13070 W BLUEMOUND RD UNIT 106	ELM GROVE, WI 53122-2693
EGV 1105997014	13070 W BLUEMOUND RD UNIT 112	JUDITH J HERMANN	13070 W BLUEMOUND RD UNIT 112	ELM GROVE, WI 53122-2693
EGV 1105997103	13050 W BLUEMOUND RD UNIT 307	SUSANNE MICHALSKI	13050 W BLUEMOUND RD UNIT 307	ELM GROVE, WI 53122-2660
EGV 1105997109	13060 W BLUEMOUND RD UNIT 107	RACHEL K HEISE	13060 W BLUEMOUND RD UNIT 107	ELM GROVE, WI 53122
EGV 1105997057	13060 W BLUEMOUND RD UNIT 208	ZHOUHONG SHI AND LING SUN	13060 W BLUEMOUND RD UNIT 208	ELM GROVE, WI 53122-2697
EGV 1105997088	13050 W BLUEMOUND RD UNIT 204	TODD S AND MARY M NICHOL REVOCABLE TRUST	13050 W BLUEMOUND RD UNIT 204	ELM GROVE, WI 53122-2658
EGV 1105997086	13050 W BLUEMOUND RD UNIT 202	JO ANN SCHALK	13050 W BLUEMOUND RD UNIT 202	ELM GROVE, WI 53122-2658
EGV 1105997040	13060 W BLUEMOUND RD UNIT 102	MIRACLE TRUST	13060 W BLUEMOUND RD UNIT 102	ELM GROVE, WI 53122-2697
EGV 1105997028	13070 W BLUEMOUND RD UNIT 302D	SUSAN E CUTSFORTH	13070 W BLUEMOUND RD UNIT 302D	ELM GROVE, WI 53122-2694
EGV 1105997042	13060 W BLUEMOUND RD UNIT 104	ILONA W KUCTA SURVIVOR'S TRUST	13655 PARK CIR N	ELM GROVE, WI 53122-2558
EGV 1105997066	13060 W BLUEMOUND RD UNIT 305	TERRY L SOUSEK AND KRISTINE M SOUSEK	13060 W BLUEMOUND RD UNIT 305	ELM GROVE, WI 53122-2655
EGV 1105997092	13050 W BLUEMOUND RD UNIT 208	JILL A TUCKER	13050 W BLUEMOUND RD UNIT 208	ELM GROVE, WI 53122
EGV 1105997110	13060 W BLUEMOUND RD UNIT 108	DEBRA J MURPHY	13060 W BLUEMOUND RD UNIT 108	ELM GROVE, WI 53122-2697
EGV 1105997037	13070 W BLUEMOUND RD UNIT 311	JOAN C ARVEDSON	13070 W BLUEMOUND RD UNIT 311	ELM GROVE, WI 53122-2694
EGV 1105997011	13070 W BLUEMOUND RD UNIT 109	NADINE DROBAC	13070 W BLUEMOUND RD UNIT 109	ELM GROVE, WI 53122-2693
EGV 1105997074	13050 W BLUEMOUND RD UNIT 101	ANTHONY J LANSEER	13050 W BLUEMOUND RD #101	ELM GROVE, WI 53122
EGV 1105997059	13060 W BLUEMOUND RD UNIT 210	JORDEEN A GRANSEE	13060 W BLUEMOUND RD UNIT 210	ELM GROVE, WI 53122-2655
EGV 1105997	800 WALL ST	ELM GROVE ALF LLC	7901 W NATIONAL AVE STE C	WEST ALLIS, WI 53214-4568
EGV 1105997094	13050 W BLUEMOUND RD UNIT 210	MARCELLA L BENZ	13050 W BLUEMOUND RD UNIT 210	ELM GROVE, WI 53122-2660
EGV 1105997067	13060 W BLUEMOUND RD UNIT 306	KAREN T LENGELL	13060 W BLUEMOUND RD UNIT 306	ELM GROVE, WI 53122-2655
EGV 1105997055	13060 W BLUEMOUND RD UNIT 206	GREGORY HAMACHER	13060 W BLUEMOUND RD UNIT 206	ELM GROVE, WI 53122-2697
EGV 1105997102	13050 W BLUEMOUND RD UNIT 306	JEFFREY MARCINIAK	13050 W BLUEMOUND RD UNIT 306	ELM GROVE, WI 53122-2660
EGV 1105997033	13070 W BLUEMOUND RD UNIT 307	JOHN G KUNATH	13070 W BLUEMOUND RD UNIT 307	ELM GROVE, WI 53122-2694
EGV 1105997029	13070 W BLUEMOUND RD UNIT 303	JUNE R MOBERLY	13070 W BLUEMOUND RD UNIT 303	ELM GROVE, WI 53122-2694
EGV 1106982012	730 ELM GROVE RD	RAE MAYER AND MICHAEL MAYER TRUST	730 ELM GROVE RD	ELM GROVE, WI 53122-2516

EGV 1105997079	13050 W BLUEMOUND RD UNIT 109	KARA M JOHNSON	24 CRYSTAL CT	MORTON, IL 61550-1177
EGV 1105997043	13060 W BLUEMOUND RD UNIT 106	SUSAN B HOLLY	13060 W BLUEMOUND RD UNIT 106	ELM GROVE, WI 53122-2697
EGV 1105997009	13070 W BLUEMOUND RD UNIT 107	BARBARA A GABOR	13070 W BLUEMOUND RD UNIT 107	ELM GROVE, WI 53122-2693
EGV 1105997065	13060 W BLUEMOUND RD UNIT 304	JUDITH A LAFOND AND BEVERLY A KREUL	13060 W BLUEMOUND RD UNIT 304	ELM GROVE, WI 53122-2655
EGV 1105997024	13070 W BLUEMOUND RD UNIT 210	FLOYD R HENDRICKS AND DEBORAH E HENDRICKS	13070 W BLUEMOUND RD UNIT 210	ELM GROVE, WI 53122-2694
EGV 1105997050	13060 W BLUEMOUND RD UNIT 201	JOSEPH R PARK	5317 INVERRARY DR	PLANO, TX 75093-4146
EGV 1105997064	13060 W BLUEMOUND RD UNIT 303	PEGGY J WITHEROW	13060 W BLUEMOUND RD UNIT 303	ELM GROVE, WI 53122-2655
EGV 1105997051	13060 W BLUEMOUND RD UNIT 202	LISA J BLOCK	13060 W BLUEMOUND RD UNIT 202	ELM GROVE, WI 53122-2697
EGV 1105997036	13070 W BLUEMOUND RD UNIT 310	KELLY HENDZEL	13070 W BLUEMOUND RD UNIT 310	ELM GROVE, WI 53122
EGV 1105997071	13060 W BLUEMOUND RD UNIT 310	STEPHANIE A MILLER	13060 W BLUEMOUND RD UNIT 310	ELM GROVE, WI 53122-2696
EGV 1105997113	13050 W BLUEMOUND RD UNIT 105	JULIA CANTIERI	13050 W BLUEMOUND RD UNIT 105	ELM GROVE, WI 53122-2658
EGV 1105997068	13060 W BLUEMOUND RD UNIT 307	MARY K KEENAN	13060 W BLUEMOUND RD UNIT 307	ELM GROVE, WI 53122
EGV 1105997016	13070 W BLUEMOUND RD UNIT 202	YVETTE M BROESKE	13070 W BLUEMOUND RD UNIT 202	ELM GROVE, WI 53122-2693
EGV 1105997022	13070 W BLUEMOUND RD UNIT 208	SUSAN M CIEMINSKI	13070 W BLUEMOUND RD UNIT 208	ELM GROVE, WI 53122-2693
EGV 1105997073	13060 W BLUEMOUND RD UNIT 312	WITKOWSKI TRUST FBO GERALD & DOLORES WITKOWSKI	13060 W BLUEMOUND RD UNIT 312	ELM GROVE, WI 53122
EGV 1105997025	13070 W BLUEMOUND RD UNIT 211	JENNIFER A SINGSON	13070 W BLUEMOUND RD UNIT 211	ELM GROVE, WI 53122-2694
EGV 1105997001	750 WALL ST	CHAMPION PROPERTY 87TH LLC	2020 W LAYTON AVE	MILWAUKEE, WI 53221-2797
EGV 1105997087	13050 W BLUEMOUND RD UNIT 203	KATHRYN E STAPLETON	13050 W BLUEMOUND RD UNIT 203	ELM GROVE, WI 53122-2658
EGV 1105997034	13070 W BLUEMOUND RD UNIT 308	CHRISTINE M LAYNE	13070 W BLUEMOUND RD UNIT 308	ELM GROVE, WI 53122
EGV 1105997099	13050 W BLUEMOUND RD UNIT 303	REVOCABLE LIVING TRUST OF CARL L MARZOLF	W237N4226 FARM FIELD CIR	PEWAUKEE, WI 53072-1127
EGV 1105997105	13050 W BLUEMOUND RD UNIT 309	CAROL CANNON LIVING TRUST	13050 W BLUEMOUND RD UNIT 309	ELM GROVE, WI 53122-2660
EGV 1105997039	13060 W BLUEMOUND RD UNIT 101	MARY JOY KASUN REVOCABLE TRUST	13060 W BLUEMOUND RD UNIT 101	ELM GROVE, WI 53122-2660
EGV 1105997085	13050 W BLUEMOUND RD UNIT 201	JOSEPH KENNETH AND PATRICIA M SIBERZ REVOCABLE	13050 W BLUEMOUND RD UNIT 201	ELM GROVE, WI 53122-2658
EGV 1105997097	13050 W BLUEMOUND RD UNIT 301	JILL D LANDREE	13050 W BLUEMOUND RD UNIT 301	ELM GROVE, WI 53122-2660
EGV 1105997100	13050 W BLUEMOUND RD UNIT 304	MATTHEW S KULT AND CYNTHIA T TAKANASHI	13050 W BLUEMOUND RD UNIT 304	ELM GROVE, WI 53122-2660
EGV 1105997112	13050 W BLUEMOUND RD UNIT 108	JEAN M SCHNEIDER	13050 W BLUEMOUND RD UNIT 108	ELM GROVE, WI 53122-2658
EGV 1105997012	13070 W BLUEMOUND RD UNIT 110	OXFORD HOLDING INC	18210 PRAIRIE FALCON LN	BROOKFIELD, WI 53045-6317
EGV 1105997077	13050 W BLUEMOUND RD UNIT 104	CHARLES & NANCY WILKIE REVOCABLE TRUST	13050 W BLUEMOUND RD UNIT 104	ELM GROVE, WI 53122-2658
EGV 1106970	700 WALL ST	ELM GROVE PLAYERS	PO BOX 2	ELM GROVE, WI 53122-0002
EGV 1105997070	13060 W BLUEMOUND RD UNIT 309	MARY ANN HORKY	13060 W BLUEMOUND RD UNIT 309	ELM GROVE, WI 53122
EGV 1105997005	13070 W BLUEMOUND RD UNIT 102	MARK A GOHLKE AND RITA GOHLKE	13070 W BLUEMOUND RD UNIT 102	ELM GROVE, WI 53122-2693
EGV 1105997104	13050 W BLUEMOUND RD UNIT 308	YIHE GUO AND XIAOLAN CHEN	13050 W BLUEMOUND RD UNIT 308	ELM GROVE, WI 53122-2660
EGV 1105997038	13070 W BLUEMOUND RD UNIT 312	BARBARA A KASDORF & CLIFFORD P KASDORF 2006	13070 W BLUEMOUND RD UNIT 312	ELM GROVE, WI 53122-2694
EGV 1105997013	13070 W BLUEMOUND RD UNIT 111	RICHARD F BULGRIN REVOCABLE TRUST	13070 W BLUEMOUND RD UNIT 111	ELM GROVE, WI 53122-2693
EGV 1105997106	13050 W BLUEMOUND RD UNIT 310	EDWARD GRANITZ AND LAURIE S GRANITZ	13050 W BLUEMOUND RD UNIT 310	ELM GROVE, WI 53122-2660
EGV 1106982013	732 ELM GROVE RD	VINCENT KOEHLER AND RUTH KOEHLER	732 ELM GROVE RD	ELM GROVE, WI 53122
EGV 1105997101	13050 W BLUEMOUND RD UNIT 305	PATRICIA A SCHRECK	13050 W BLUEMOUND RD UNIT 305	ELM GROVE, WI 53122-2660
EGV 1105997031	13070 W BLUEMOUND RD UNIT 305	CMP 2003 LIVING TRUST	105 LINKSIDE DR	TAYLORS, SC 29687-6611
EGV 1105997010	13070 W BLUEMOUND RD UNIT 108	GEORGE DEMOLAS AND ELLEN DEMOLAS	13070 W BLUEMOUND RD UNIT 108	ELM GROVE, WI 53122-2693
EGV 1105997006	13070 W BLUEMOUND RD UNIT 103	SANDRA E FORBES	13070 W BLUEMOUND RD UNIT 103	ELM GROVE, WI 53122-2693
EGV 1106964	890 ELM GROVE RD	VILLAGE COURT LLC	100 MAPLE PARK BLVD STE 104	ST CLAIR SHORES, MI 48081-2254
EGV 1105997018	13070 W BLUEMOUND RD UNIT 204	KOJIS FAMILY REVOCABLE TRUST	13070 W BLUEMOUND RD UNIT 204	ELM GROVE, WI 53122-2693
EGV 1105997015	13070 W BLUEMOUND RD UNIT 201	THERESA M VAN GOETHEM	13070 W BLUEMOUND RD UNIT 201	ELM GROVE, WI 53122-2693

EGV 1105997020	13070 W BLUEMOUND RD UNIT 206	RUTH A TSAKONAS	13070 W BLUEMOUND RD UNIT 206	ELM GROVE, WI 53122-2693
EGV 1105997044	13060 W BLUEMOUND RD UNIT 109	JAMES H SCHROEDER	13060 W BLUEMOUND RD UNIT 109	ELM GROVE, WI 53122-2697
EGV 1105997030	13070 W BLUEMOUND RD UNIT 304	CONNIE L DECRISTOFORO	13070 W BLUEMOUND RD UNIT 304	ELM GROVE, WI 53122
EGV 1105997035	13070 W BLUEMOUND RD UNIT 309	BONNIE J BERTRAM	13070 W BLUEMOUND RD UNIT 309	ELM GROVE, WI 53122-2694
EGV 1105997017	13070 W BLUEMOUND RD UNIT 203	JOHN F BLAU	13070 W BLUEMOUND RD UNIT 203	ELM GROVE, WI 53122-2693
EGV 1105997045	13060 W BLUEMOUND RD UNIT 110	RANDALL B SCHOEN	13060 W BLUEMOUND RD UNIT 110	ELM GROVE, WI 53122-2697
EGV 1105997062	13060 W BLUEMOUND RD UNIT 301	CHRISTOPHER A PEPPAS	13060 W BLUEMOUND RD UNIT 301	ELM GROVE, WI 53122-2655
EGV 1105997058	13060 W BLUEMOUND RD UNIT 209	YONGXIA WU	13060 W BLUEMOUND RD UNIT 209	ELM GROVE, WI 53122-2697
EGV 1105997093	13050 W BLUEMOUND RD UNIT 209	MATTHEW A PRAHLOW AND JANE C PRAHLOW	13050 W BLUEMOUND RD UNIT 209	ELM GROVE, WI 53122
EGV 1105997041	13060 W BLUEMOUND RD UNIT 103	SANDRA L BECHINA REVOCABLE LIVING TRUST	13060 W BLUEMOUND RD UNIT 103	ELM GROVE, WI 53122-2697
EGV 1105997007	13070 W BLUEMOUND RD UNIT 104	FARZANA K RAZVI AND SYED K RAZVI	13070 W BLUEMOUND RD UNIT 104	ELM GROVE, WI 53122-2693
EGV 1105997054	13060 W BLUEMOUND RD UNIT 205	DESPINA E PAPAGEORGE	13060 W BLUEMOUND RD UNIT 205	ELM GROVE, WI 53122-2697
EGV 1105997091	13050 W BLUEMOUND RD UNIT 207	ATIS PURINS AND JANICE L PURINS	13050 W BLUEMOUND RD UNIT 207	ELM GROVE, WI 53122-2658
EGV 1105997046	13060 W BLUEMOUND RD UNIT 111	KATHLEEN LUNZ TRUST	13060 W BLUEMOUND RD UNIT 111	ELM GROVE, WI 53122
EGV 1105997027	13070 W BLUEMOUND RD UNIT 301	KATHLEEN ANN LOMBARD REVOCABLE TRUST	3336 BOSIE RUN	THE VILLAGES, FL 32163-2811
EGV 1105997019	13070 W BLUEMOUND RD UNIT 205	LINDA A HASS	13070 W BLUEMOUND RD UNIT 205	ELM GROVE, WI 53122
EGV 1105997053	13060 W BLUEMOUND RD UNIT 204	MARY P ZERKEL REVOCABLE TRUST	13060 W BLUEMOUND RD UNIT 204	ELM GROVE, WI 53122-2697
EGV 1105997021	13070 W BLUEMOUND RD UNIT 207	BARBARA K MANCINI LIVING TRUST	13070 W BLUEMOUND RD UNIT 207	ELM GROVE, WI 53122-2693
EGV 1105997056	13060 W BLUEMOUND RD UNIT 207	DEBRA M PAWLAK	13060 W BLUEMOUND RD UNIT 207	ELM GROVE, WI 53122
EGV 1105997090	13050 W BLUEMOUND RD UNIT 206	LORA A ROSENBAUM	13050 W BLUEMOUND RD UNIT 206	ELM GROVE, WI 53122-2658
EGV 1105997047	13060 W BLUEMOUND RD UNIT 112	JOANN LUTZ	13060 W BLUEMOUND RD UNIT 112	ELM GROVE, WI 53122-2697