

September 24, 2021

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

Re: 14625 and 14635 Watertown Plank Road
CSM Review

Dear Mr. Harrigan:

As requested, we have completed our review of the Certified Survey Map (CSM) for the property at 14625 and 14635 Watertown Plank Road. The CSM was dated August 25, 2021. Our review focused on compliance with Wisconsin Administrative Code Chapter A-E 7, Wisconsin Statute Chapter 236 (utilizing the 12/2016 check list from plat review) and Chapters 305 and 335 of the Village Code of Elm Grove. Our findings and comments are as follows:

1. Wisconsin Administrative Code Chapter A-E 7: No comments at this time.
2. Wisconsin Statute Chapter 236:
 - a. Per 236.20 (2)(b) – Show the outside diameter of the found steel pipe in the legend.
3. Chapter 305 of the Village Code of Elm Grove - Land Division Regulations:
 - a. Per Chapter 305-10 A (8): Existing zoning on the subject property and the land adjacent to the land division must be shown.
4. Chapter 335 of the Village Code of Elm Grove – Zoning Regulations:
 - a. Minutes from previous public meetings show that it is currently unknown whether CSM Lot 1 will be rezoned as RS-1 as originally proposed or if it will be rezoned as another residential district.
 - b. It is our understanding that zoning for CSM Lot 2 will remain as I-1.
5. General Comments:
 - a. As per our discussion we did not review the petition for rezoning or petition to revise the Comprehensive Plan because those items are being reviewed by Village staff and the Village Attorney.
 - b. Since it is unknown how CSM Lot 1 will be rezoned, it is also unknown whether the proposed lot will meet requirements of the chosen zoning district. However, minutes from the Plan Commission Meeting held on August 6, 2021 indicate the Commission currently desires CSM Lot 1 at least conform the following:
 - i. Width of the lot needs to be at least 125 feet: The CSM shows Lot 1 will meet this requirement.
 - ii. Setbacks comply with baseline requirements (when possible): Setback requirements in the Village Code are the same for RS-1, RS-2, RS-3 or RS-4

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Zoning Districts. The CSM shows Lot 1 will meet street yard and rear yard setback requirements. The CSM also shows the setback on the east side of the existing house will meet side yard setback requirements. The setback provided on the west side of the existing house needs to be added to the CSM. However, based on our conversation we understand the setback on the west side of the existing house is less than 20 feet. Therefore, the westerly side yard setback requirement cannot be met under existing development conditions.

- iii. The lot should be 20,000 square feet or more: The CSM shows Lot 1 is currently proposed to be 20,060 square feet, which meets the target discussed at the Plan Commission but would only meet the minimum size required by RS-2, RS-3 and RS-4 Zoning Districts.
- c. We recommend the setbacks to the existing building on CSM Lot 2 be shown on the CSM.
- d. Sanitary Sewer Service: Details of sanitary sewer service were not provided and are unknown. We recommend the applicant verify how each of the existing buildings are served and show the lateral location(s) on the CSM. We also recommend the buildings be served by separate laterals that are located only on each respective proposed lot. If the development is served by a shared lateral or if a lateral for one lot encroaches upon the other lot, then the boundaries of the proposed lots may need to be reconfigured, a new sanitary lateral service plan may need to be developed or a utility easement will be needed.
- e. Water Service: Details of water service were not provided but it is assumed the existing development is served by one or more private wells. We recommend the applicant verify the location of the private well(s) and show them on the CSM labeling setbacks from the well(s) to the existing structures and adjacent lot lines. We also recommend the buildings be served by separate wells and service piping that are located only on each respective proposed lot. If the development is served by a shared well or if a well and service piping for one lot encroaches upon the other lot, then the boundaries of the proposed lots may need to be reconfigured, a new water service plan may need to be developed or a utility easement will be needed.
- f. The east line of CSM Lot 1 bisects the existing parking lot serving the existing building on CSM Lot 2. In addition, CSM Lot 1 will take away the westerly driveway access for the building on CSM Lot 2. In our previous discussion you indicated there has been some discussion about physically separating the asphalt surfacing along this lot line for conformance with Village Code 335-34. The Code requires driveway openings serving a single parcel shall be located at least three feet from the lot line, except driveways for parking lots serving five or more vehicles shall be located at least 25 feet from abutting residential lots.
 - i. We recommend the existing asphalt be cut on a line that is at least three feet away from and on either side of the east lot line for CSM Lot 1, the existing asphalt between the saw cuts be removed and the disturbed area be restored with topsoil and turf grass.

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- ii. The parking stalls in the parking lot of CSM Lot 2 are configured at an angle for entry from the west. Since the existing westerly driveway access to the parking lot will be eliminated, we recommend the pavement markings in the parking lot be revised to allow circular traffic flow through the parking lot with access to Watertown Plank Road only from the existing easterly driveway.
- g. We recommend the applicant provide calculations for building coverage and total impervious area coverage for the proposed two-lot configuration. The calculations need to represent the final conditions after the existing asphalt surfacing is cut and removed along the east line of CSM Lot 1.

We recommend the items listed above be addressed to the Village's satisfaction prior to approval. Please contact our office with any questions regarding this matter. Thank you for allowing us to be of service to the Village of Elm Grove.

Respectfully,

RUEKERT & MIELKE, INC.



Anthony D. Petersen, P.E. (WI, IA)
Senior Project Manager
apetersen@ruekert-mielke.com

ADP:adp

cc: David De Angelis, Village of Elm Grove
Richard Paul, Jr., Village of Elm Grove
Chris Ruetten, PLS, Ruekert & Mielke, Inc.
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