

October 22, 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
Revised CSM Review

Dear Mr. Harrigan:

As requested, we have completed our review of the revised Certified Survey Map (CSM) for the property at 14625 and 14635 Watertown Plank Road. The CSM was dated as revised on October 20, 2021. Our technical 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. A note on the CSM indicates the property is also subject to easements of record. Any existing easements of record must be shown and dimensioned per State Statute 236.20(2)(c). If no easements are on record, then the note needs to be removed.
3. Chapter 305 of the Village Code of Elm Grove - Land Division Regulations: No comments at this time.
4. Chapter 335 of the Village Code of Elm Grove – Zoning Regulations:
 - a. Recent correspondence indicates a decision was made at the last Plan Commission meeting that CSM Lot 1 will be rezoned as RS-2. The revised CSM shows CSM Lot 1 will be rezoned to RS-2
 - b. 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): The CSM shows Lot 1 will meet minimum street yard and rear yard setback requirements for RS-2 zoning. The CSM also shows the setback on the east side of the existing house will meet side yard setback requirements for RS-2 zoning. However, the setback provided on the west side of the existing house does not meet the side yard setback requirement for RS-2 zoning. This setback cannot be met under existing development conditions.

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- 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 and meets the minimum requirement for RS-2 zoning.
 - c. The revised CSM shows CSM Lot 2 will remain as I-1 zoning.
 - d. The revised CSM shows several building setbacks to the existing church on CSM Lot 2.
 - i. The building setback from the existing church building to the abutting street on CSM Lot 2 needs to be shown.
 - ii. The building setbacks shown for CSM Lot 2 meet the minimum setbacks required for I-1 zoning, except for the side yard setback from the existing church building to the southeast corner of CSM Lot 1. This side yard building setback is less than the 30-foot side yard setback required for I-1 zoning. The minimum building setback cannot be met at this location under existing development conditions.
- 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. 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.
 - i. The revised CSM shows three feet of asphalt adjacent to and on either side of the east line of CSM Lot 1 will be removed to create a six-foot wide green space as a condition of approval of the CSM.
 - ii. The revised CSM indicates access to Lot 2 will be gained exclusively through the existing remaining northeast parking lot entrance.
 - c. 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 from the remaining existing northeast driveway entrance.
 - 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 each building be served by a separate lateral that is 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 each building be served by a separate well and service piping that is located only on each respective proposed lot. If the development is served by a shared well or if a well and service piping

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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. 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.



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