

August 18, 2023

Mr. Thomas Harrigan  
Village Manager  
Village of Elm Grove  
13600 Juneau Boulevard  
Elm Grove, WI 53122-0906

Re: 13105 Watertown Plank Road  
Caroline Heights - Red Barn and Green Meadow of Elm Grove Final Plats

Dear Mr. Harrigan:

We have reviewed the revised Final Plats and Department of Administration Certification letters submitted to the Village for the Caroline Heights development at 13105 Watertown Plank Road. The revised documents were received on August 16, 2023. The findings and recommendations are as follows:

1. Our assessment of comments from the Department of Administration in their certification letters dated August 8, 2023 for the Red Barn Final Plat and August 9, 2023 for the Green Meadow of Elm Grove Final Plat:
  - a. The Final Plats comply with Village Code with variances previously approved by the Village of Elm Grove.
  - b. The Final Plats are within an existing sanitary sewer service area and conform with Southeast Wisconsin Regional Planning Commission's areawide water quality management plan.
  - c. The Final Plats conform to Wisconsin shoreland management regulations.
  - d. Storm water runoff: The construction drawings and the stormwater management plan are being reviewed separately for compliance with storm water management requirements. These documents will conform to Village of Elm Grove and MMSD stormwater requirements before they are approved.
  - e. The Final Plats together with the grading plan within the construction drawings fit the design to the existing topography.
  - f. The street and lot layouts shown on the Final Plats are well designed.
  - g. The proposed development of all lots shown on the Final Plats will be served by public sanitary sewer.
  - h. The lots shown on the Final Plats are serviceable by other necessary utilities.
2. The Waukesha County Department of Parks and Land Use is listed as an objecting agency in the Owner's Certificates for each plat, but an approval area for the Department is not included on the revised version of the plats. However, the Department of Administration certification letters for both plats indicate they contacted Waukesha County and further indicate they have no objections.

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3. A CSM Number is missing from the top of page 2 on the Green Meadow of Elm Grove plat. The number can be written in by hand to avoid a resubmittal to the Department of Administration.
4. Each Final Plat substantially conforms to the respective preliminary plat that was reviewed previously.
5. Based on the above, we recommend the Village approve the Final Plats for the Red Barn and Green Meadow of the Elm Grove subdivisions.

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

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ADP:adp

cc: Katherine Gehl, Village of Elm Grove  
Richard Paul, Jr., Village of Elm Grove  
John Schulz, PLS, Ruekert & Mielke, Inc.  
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