



OL-#1
1472 SF

LANDSCAPE &
DRAINAGE
EASEMENT

LOT 22
OWNER: THOMAS POWERS AND KATHRYN PO

Public Court

LANDSCAPE &
DRAINAGE
EASEMENT

LOT 19
OWNER: RUSSELL J BARCELONA AND

LOT 18
OWNER: THE J PATRICIA BU

LOT 17
OWNER: BRIAN R HARTLMEIER

MEADOWS OF THE GROOVE

C P RAIL SYSTEM

OL #2
54987 SF

PROPOSED ZONING REQUIREMENTS		Rs-4 Comparison
Proposed Zoning:	Rs-4 PDO (*Indicates PDO element)	
- Lot Area:	11,000 sf*	15,000 sf
- Lot Width:	75' at the front building line*	90'
- Building Area:	One-story Living Area = One-and-one-half-story Living Area = Two-story Living Area =	1,100 sf 975 sf 1,325 sf 1,500 sf
- Setbacks:		
- Street Yard =	25' to front of structure* Corner Lot Side street setback = 15'	50'
- Side Yard =	8'	20'
- Rear Yard =	25'	25'
- Maximum building footprint area:	No greater than 30% of lot area*	25%
- Maximum impervious surface:		40%

CONCEPT PLAN

Sisters Pocket Neighborhood

Village of Elm Grove, Wisconsin

PROPOSED HOMES BY:

miller marriott
CONSTRUCTION CO LLC

249 PAWLING AVE. HARTLAND, WI 53029
262.369.0531 www.millermarriott.com



0 15 30 60
Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")

DATE: 04/29/2021