EXHIBIT 15 – Single-Family Preliminary Plats

PRELIMINARY PLAT OF RED BARN

A subdivision of Lot 1 of Certified Survey Map No. _____, being a Part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, Town 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin.

Owner:
Mandel Group Properties LLC
330 E. Kilbourn Ave.
Suite 600 South
Milwaukee, WI, 53202

Subdivider:
Miller Marriott Construction Co. LLC
249 Pawling Ave.
Hartland, WI 53029

Engineer:
Trio Engineering, LLC
4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005-2000

Surveyor:
Chaput Land Surveys
234 West Florida Street
Suite 306
Milwaukee, WI, 53204

Approving/Objecting Agencies:

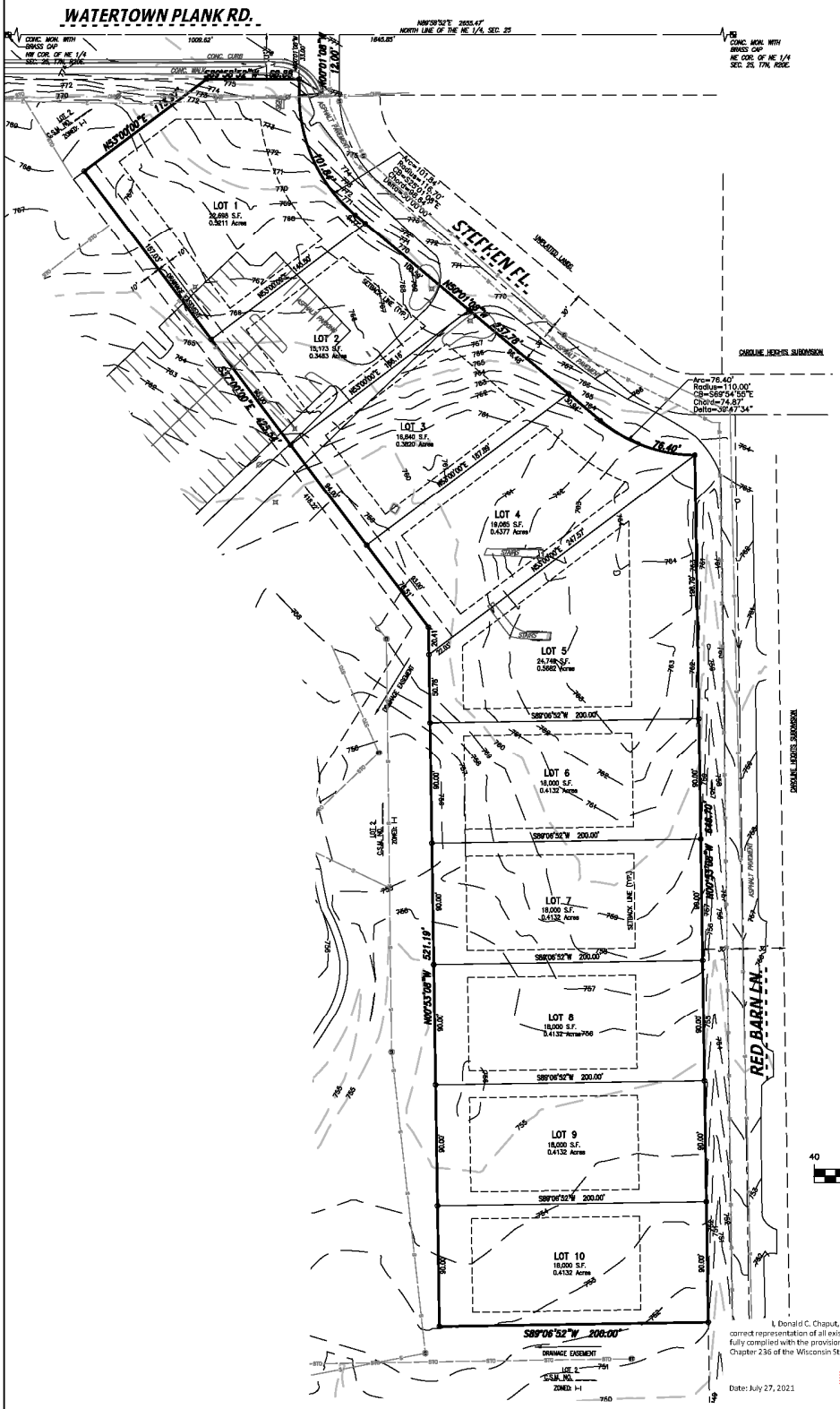
- Village of Elm Grove (approving)
- Department of Administration (approving)
- Waukesha County Department of Parks and Land Use (Objecting)

Planned Development Overlay, RS-3 underlying zoning:

- Minimum Lot Area= 14,000 S.F.
- Street Yard Setback= Red Barn Ln. 50'; Stephen Pl. & Watertown Plank Rd. 30'
- Side Yard Setback= 10'
- Rear Yard Setback= 25'
- Max building footprint area= no greater than 30% of lot area

Notes:

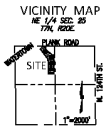
- Development contains 10 Lots
- Development contains 188,325 square feet, or 4.3233 Acres
- All lots to be served by public sanitary sewer and public water main
- Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) in which the North line of the NE 1/4 of Section 25, Township 7 North, Range 20 East, bears North 89°58'52" East
- According to the flood insurance rate map of the County of Waukesha, Community Panel No. 55133C0237G, effective date of November 5, 2014, this site falls in Zone X (areas of minimal flood hazard)
- Topography by Chaput Land Surveys, dated April 19 2020. (NGVD - 29)
- Site is currently zoned I-1 and proposed to be PDO with RS-3 underlying zoning
- ——————► Indicates Drainage Direction
- Drainage easement is granted to the owner of Lot 2 C.S.M. No. _____ and the Lot owners of this Subdivision Plat



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- SANITARY MANHOLE
- STORM MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATERLINE

VICINITY MAP
NE 1/4 SEC. 25
T7N, R20E



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

I, Donald C. Chaput, Professional Land Surveyor, do hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I, to the best of my knowledge, have fully complied with the provisions of the Subdivision and platting municipal codes of the Village of Elm Grove and Chapter 236 of the Wisconsin Statutes.

Date: July 27, 2021

DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description

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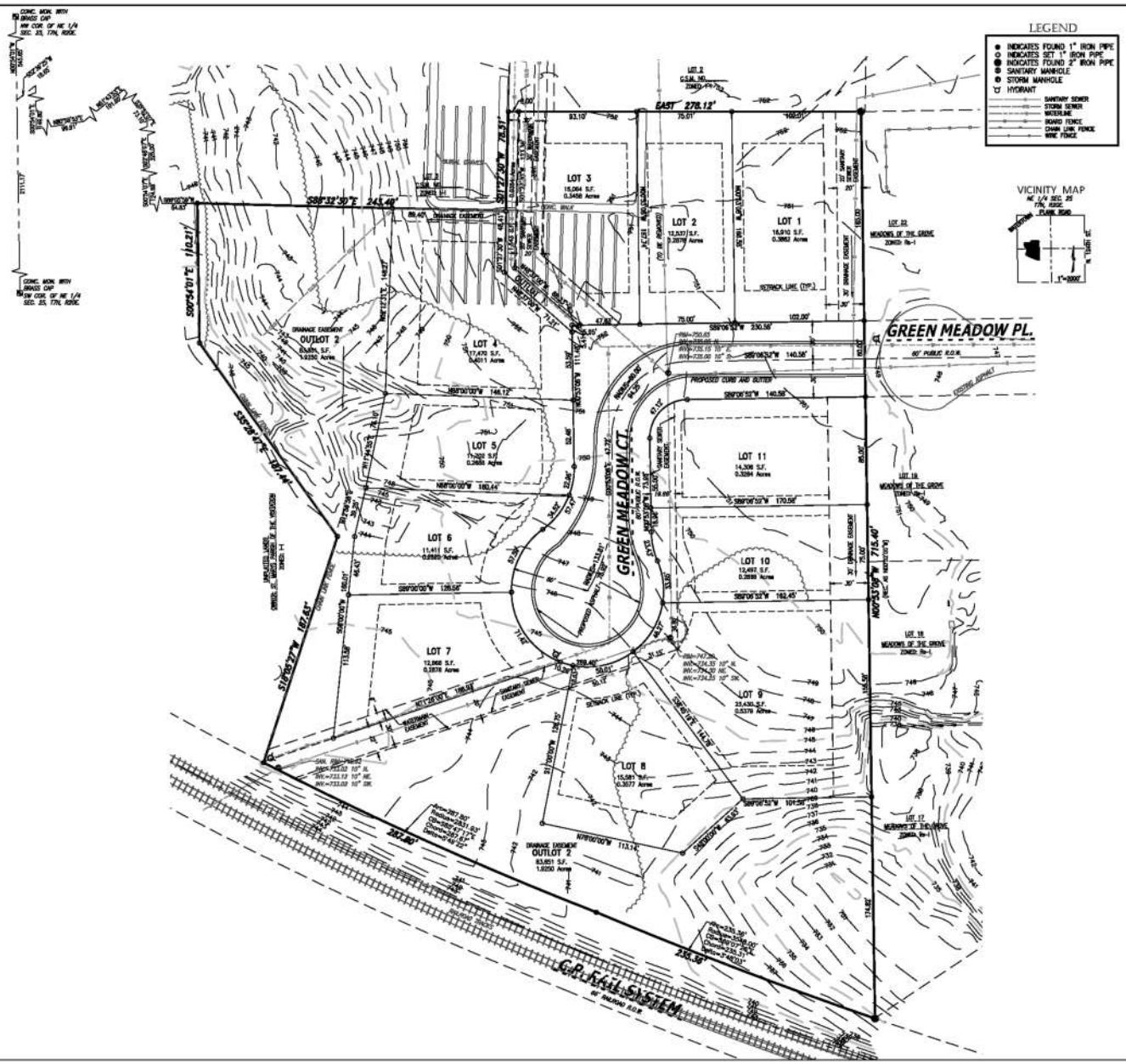
Drawing No. 3454-dmb



PRELIMINARY PLAT OF GREEN MEADOW

A subdivision of Lot 4 of Certified Survey Map No. _____, being a Part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, Town 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin.

Owner:	Subdivider:	Engineer:	Surveyor:
Mandel Group Properties LLC 330 E. Kilbourn Ave. Suite 600 South Milwaukee, WI, 53202	Miller Marriott Construction Co. LLC 249 Pawling Ave. Hartland, WI 53029	Trio Engineering, LLC 4100 N. Calhoun Rd. Suite 300 Brookfield, WI 53005-2000	Chaput Land Surveys 234 West Florida Street Suite 306 Milwaukee, WI, 53204

Approving/Objecting Agencies:

- Village of Elm Grove (approving)
- Department of Administration (approving)
- Waukesha County Department of Parks and Land Use (Objecting)

Notes:

- Development contains 13 Lots
- Development contains 249,172 square feet, or 5.7202
- All lots to be served by public sanitary sewer and public water main
- Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) in which the West line of the NE 1/4 of Section 25, Township 7 North, Range 20 East, bears South 00°54'01" East
- According to the flood insurance rate map of the County of Waukesha, Community Panel No. 55133C0237G, effective date of November 5, 2014, this site falls in Zone X (areas of minimal flood hazard)
- Topography by Chaput Land Surveys, dated April 19 2020. (NGVD - 29)
- Site is currently zoned I-1 and proposed to be zoned PDO, with RS-4 underlying zoning
- (D) Proposed street dedication
- ——→ Indicates Drainage Direction
- All streeets to be improved with concrete curb and gutter and asphalt pavement.
- Outlot 1 to be owned and Maintained by the owner of Lot 2, Certified Survey Map No. _____. To be used for a public walkway.
- Outlot 2 to be owned and maintained by the owner of Lot 2, Certified Survey Map No. _____. It will be encompassed by a drainage easement. The drainage easement will be granted to the Owners and Future Homeowners within Lots 1, 2, 3 & 4 of Certified Survey Map No. _____.

Planned Development Overlay, RS-4 underlying zoning:

- Minimum Lot Area= 11,000 S.F.
- Street Yard Setback= 25'; corner lot side street setback= 15'
- Side Yard Setback= 8'
- Rear Yard Setback= 25'
- Max building footprint area= no greater than 30% of lot area
- Max impervious surface= 40%

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

I, Donald C. Chaput, Professional Land Surveyor, do hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I, to the best of my knowledge, have fully complied with the provisions of the Subdivision and platting municipal codes of the Village of Elm Grove and Chapter 236 of the Wisconsin State Statutes.

Date: July 23, 2021

DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

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Milwaukee, WI 53204
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Date	Revision description

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Drawing No. 3454-dmb