



PLAN COMMISSION MEETING AGENDA
Monday, March 2, 2026 * 6:00 PM * Court Room

13600 Juneau Boulevard, Elm Grove, WI 53122

1. Roll Call.

Documents:

[*plan commission memo_20260302.pdf*](#)

2. Review and act on meeting minutes dated January 5, 2026

Documents:

[*1_5_2026dm 2.pdf*](#)

3. Review and act on meeting minutes dated February 2, 2026

Documents:

[*2_2_2026dm.pdf*](#)

4. Review of Short-Term Rental Conditional Use Permit for Zaha Properties The Groves LLC, 545 Elm Grove Rd Unit #2

Documents:

[*2026-2027 renewal form_redacted.pdf*](#)
[*cup 3.25.25 register of deeds.pdf*](#)

5. Review and act on a revised Plan of Operation for Elm Grove Burger, LLC (D/B/A Culver's), 15280 W Bluemound Rd, for a drive-thru expansion

Documents:

[*culvers_elm grove_ddt improvements memo.pdf*](#)
[*1_culvers_elm grove_wi_plan of operation form_redacted \(1\).pdf*](#)
[*1_culvers_elm grove_wi_engineering plans.pdf*](#)
[*1_culvers_elm grove_wi_drive thru menu board layout.pdf*](#)

6. **Review and act on Ordinance 2026-05 to rezone an approximate 3.44-acre site at 800 Wall Street (Tax Key 1105997) to the Rm-3 Multiple-Family Residential District from the I-1 Institutional District, consistent with recent amendments to the Zoning Ordinance establishing the Rm-3 District as the appropriate district for the existing community-based residential facility (CBRF) and residential care apartment complex (RCAC) use.**

Documents:

[*bt notice of public hearing_800 wall st rezoning.doc*](#)
[*ordinance 2026-05_rezoning 800 wall st.docx*](#)
[*rezoning notice letter_800 wall st.doc*](#)
[*rezoning notice map_800 wall st.jpg*](#)
[*ph mailing list.xlsx*](#)

7. **Other Business.**

8. **Adjournment.**

Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires that the meeting or materials for the meeting has to be in an accessible location or format must contact the Village Clerk at 262-782-6700 or 13600 Juneau Boulevard by 3:00 PM Friday prior to the meeting so that any necessary arrangements can be made to accommodate your request.

Members of the public wishing to participate in a meeting virtually must submit a Virtual Meeting Access Request form no later than 3:00pm on the Friday preceding the scheduled meeting. If you wish to view only, this meeting will be live streamed. You can find the link on the front page of the Village website and the recording will be posted to the agenda center .

NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to in the above notice.

Memo



To: Plan Commission
Cc: Tom Harrigan, Village Manager
From: Ethan Sowl, Assistant Village Manager / Zoning & Planning Administrator
Date: February 24, 2026
Re: Plan Commission Meeting Memorandum

1. Review of Short-Term Rental Conditional Use Permit for Zaha Properties The Groves LLC, 545 Elm Grove Rd Unit #2

Zaha Properties was issued a conditional use permit (CUP) to operate a short-term rental (STR) on March 25, 2025 by the Board of Trustees. Village Ordinance § 335-86I(4)(b) specifies that the Plan Commission shall review such CUPs on an annual basis to ensure compliance with ordinance standards.

Kala and Jacob Zornow, owners of the property and operators of the STR, have filed to renew for another 365-day period. The Zornow's will be in attendance to answer any questions.

The Zornow's have been made aware of the Village's recent amendments to the STR Ordinance (2025-03) and that they must comply with them at their renewal.

Action Requested: No formal action is required. Village Ordinance prescribes a check-in. If desired, ask any questions of the Zornow's.

2. Review and act on a revised Plan of Operation for Elm Grove Burger, LLC (D/B/A Culver's), 15280 W Bluemound Rd, for a drive-thru expansion

Culver's is requesting to convert their single land drive-thru to a double-land drive-thru. The proposed work includes slight curb and gutter modifications, pavement restoration, and the addition of menu boards and other drive-thru signage.

The proposed improvements will reduce the number of parking spaces from 85 to 71, a 14-space reduction. However, the property will still be above the 51-space minimum for Culver's alone.

Fire Chief Brian Naylor also confirmed that the fire apparatus will fit through behind the building with the addition of a second drive-thru lane. Sheet C 3.0 identifies a width of 11.5' between the drive-thru lane and curb; the fire apparatus has a width of 9' inclusive of side lights and handrails. Additionally, Chief Naylor stated that, in the event of an emergency, entry would be from the east or west side.

Staff determined that the proposed improvements warrant an amended plan of operation by the Plan Commission.

Action Requested: Motion to approve or deny a revised plan of operation for Elm Grove Burger, LLC.

3. **Review and act on Ordinance 2026-05 to rezone an approximate 3.44-acre site at 800 Wall Street (Tax Key 1105997) to the Rm-3 Multiple-Family Residential District from the I-1 Institutional District, consistent with recent amendments to the Zoning Ordinance establishing the Rm-3 District as the appropriate district for the existing community-based residential facility (CBRF) and residential care apartment complex (RCAC) use.**

This ordinance proposes to rezone the Heritage Elm Grove Senior Living Facility (The Heritage) from the I-1 District to the Rm-3 District. The Rm-3 District was established via Ordinance 2026-02 on February 24, 2026. Ordinance 2026-01, approved on the same date, amended the I-1 Ordinance removing CBRFs and RCACs from the District. Approval of this Ordinance would ensure that the Heritage is a permitted use, albeit in its own district.

Action Requested: Motion to recommend approval or denial of Ordinance 2026-05 to the Board of Trustees.



PLAN COMMISSION MEETING MINUTES
Monday, January 5, 2026 * 5:00 PM * Court Room
13600 Juneau Boulevard, Elm Grove, WI 53122

These minutes were completed utilizing detailed notes taken by Village staff during the meeting. The meeting recording file was inaudible.

1/5/2026 - Minutes

1. Roll call

President Koleski called the meeting to order at 5:00 p.m.

Present:

- President Koleski
- Ms. Becker
- Mr. Cashin
- Mr. Fronberry
- Ms. Peter
- Ms. Stuckert
- Mr. Termuehlen (arrived at 5:02 p.m.)

Absent:

- None.

Also Present:

- Thomas Harrigan, Village Manager
- Ethan Sowl, Assistant Village Manager / Zoning & Planning Administrator

2. Review and act on meeting minutes dated December 1, 2025

Mr. Cashin made a motion to approve the minutes. Ms. Becker seconded. Motion passed 7-0.

3. Interview Consultants for Integrated Comprehensive and Downtown Master Plan

President Koleski stated that the Commission, as previously discussed, will be interviewing the three finalists this evening. Each consultant will have 20 minutes for their presentation, followed by a question-and-answer session

with the Commission. Each commissioner is encouraged to ask one question per interview.

Studio gwa / Redevelopment Resources

Represented by Kristen Fish-Peterson and Dayna Sarver of Redevelopment Resources and Ashley Sarver, Aaron Halvorsen, and Michael Smith of Studio gwa, the consultant delivered a timed 20-minute presentation to the Commission.

Ms. Peter asked if the two consultant firms work together often. Fish-Peterson and A. Sarver stated that they frequently work together on projects similar to Elm Grove's, but also complete projects individually.

Mr. Fronberry asked how the project team would recommend the Village encourage preferred redevelopment downtown understanding that a certain property owner within the downtown is unwilling to engage. [The project team responded, however, the recording and staff notes did not pick up their response]

Ms. Stuckert stated that public survey issued as part of the 2019 downtown planning effort asked residents what amenities and types of development they would like to see. However, some of the answers ended up including lengthy, unrealistic wish lists of items without an understanding of their market feasibility. Stuckert asked how the project team would ask the right questions so as not to repeat the past. [The project team responded, however, the recording and staff notes did not pick up their response]

Mr. Termuehlen stated that Elm Grove is largely built out, emphasizing the importance of engaging with property owners within the downtown to achieve community goals. Termuehlen asked what strategies the project team would suggest in aligning downtown property owners with the Village's vision, particularly if they don't share in that vision. [The project team responded, however, the recording and staff notes did not pick up their response].

Ms. Becker asked how they have handled individuals who are resistant to redevelopment or the project at-large in past work. Fish-Peterson stated that they have used a PR firm in the past for a particularly controversial project, using a "diffuse and enthuse" strategy to address negative voices while also ensuring they feel included in the project. A. Sarver stated that, in these situations, it is also incumbent upon the consultant to adjust plan concepts if the community is unsupportive of it.

Mr. Cashin asked what they thought is unique about Elm Grove. Additionally, Cashin asked where there are areas of growth for the Village. A. Sarver stated that Elm Grove's natural beauty and old growth trees are impressive. Sarver observed that a section of the Village's downtown is very walkable with nice lighting, while the section west of the tracks is less walkable and is designed to make people feel closer to the street, albeit still probably inclusive of many great businesses.

President Koleski asked if the project team has had experience in making people determine priorities in the public engagement process, specifically utilizing nominal voting/scaling techniques. Fish-Peterson stated that she has facilitated an activity utilizing Monopoly money to encourage participants to place a dollar amount on their choices. D. Sarver stated that she has found that including an open-ended "Other" question in online surveys encourages respondents to provide quantifiable anecdotal data.

RINKA / MSA

Represented by Eric Mayne of RINKA and Stephen Tremlett, Brian Wiedenfeld, and Morgan Shapiro of MSA, the consultant delivered a timed 20-minute presentation to the Commission.

Mr. Fronberry asked if the project team has worked together previously. Mayne stated that the two firms have not worked together in the past. Fronberry also asked how the project team handles change throughout a planning process. Tremlett stated that it is about listening to property owners and constituents and hearing what their direction is to identify strategies to help the community thrive.

Ms. Becker stated that the visuals provided in the proposal and presentation are lovely, emphasizing branding is an important aspect of a successful plan. Becker shared her concern that the two consultants have not worked together in the past, asking how responsibilities would be divided amongst both groups. Mayne responded that RINKA would be primarily responsible for the downtown plan, with MSA leading the comprehensive plan. Becker asserted the importance that the downtown plan be naturally embedded within the overall comprehensive plan. Mayne stated that it is to the Village's benefit having two teams of experts working on this project. Mayne stated that the comprehensive plan will launch earlier, particularly to gather important data. However, Mayne ensured that the two plans will be on parallel tracks. Tremlett emphasized the importance of the project work group, described in detail in the proposal, which will ensure both plans are working in concert.

Mr. Cashin asked if the project team has had any initial thoughts on improving pedestrian and vehicular traffic flow in the downtown. Mayne stated that the Daylighting project will create a buffer along the tracks for improved traffic flow opportunities.

Ms. Peter asked Mayne how he would answer the question, "what would you do with Elm Grove next?" Mayne stated that there could be more placemaking-type destinations within the downtown.

Mr. Termuehlen stated that Elm Grove is largely built out, emphasizing the importance of engaging with property owners within the downtown to achieve community goals. Termuehlen asked what strategies the project team would suggest in aligning downtown property owners with the Village's vision, particularly if they don't share in that vision. Mayne stated that aligning with existing landowners in an effort to help them better understand the benefits to their interests in addition to community benefits is important. Tremlett stated that identifying low-hanging fruit opportunities for redevelopment or enhancement of the downtown is important at the outset to gather buy-in from surrounding property owners.

Ms. Stuckert stated that public survey issued as part of the 2019 downtown planning effort asked residents what amenities and types of development they would like to see. However, some of the answers ended up including lengthy, unrealistic wish lists of items without an understanding of their market feasibility. Stuckert asked how the project team would ask the right questions so as not to repeat the past. Shapiro, who would be responsible for developing the survey questions, stated that achieving a more holistic understanding of what residents love about Elm Grove is important. Understanding why residents choose to live in the community, what they think about the schools, parks, and other community resources is important in informing their preferences on economic development within the downtown.

President Koleski asked how the project team would look at the downtown from massing standpoint; what have other communities of Elm Grove's size done to retain, attract, and repurpose? Tremlett stated that it is important to identify a small, but catalytic site to reinvigorate the downtown. Tremlett stated that the Village should also continue to invest in the downtown, including in pathways or sidewalks to make it more walkable.

Vandewalle & Associates

Represented by Jackie Minch, Meredith Perks, and Jeff Maloney, the consultant delivered a timed 20-minute presentation to the Commission.

Ms. Peter asked if the project team has any ideas or suggestions for parking within the downtown. Minch emphasized the importance of on-street parking policies, specifically including time limits. Additionally, encouraging joint parking within the downtown is another strategy.

Mr. Termuehlen stated that many property owners within the downtown have their own parking arrangements with nearby properties, but that there is not always a rhyme-or-reason to it when viewing the downtown as a whole. Termuehlen asked how the project team would suggest engaging with property owners to address this issue. Maloney suggested some sort of Village participation in reviewing the right-of-way to evaluate on-street parking opportunities. Maloney also suggested providing some restriping design recommendations to property owners to help them see the benefits of different arrangements.

Ms. Stuckert stated that public survey issued as part of the 2019 downtown planning effort asked residents what amenities and types of development they would like to see. However, some of the answers ended up including lengthy, unrealistic wish lists of items without an understanding of their market feasibility. Stuckert asked how the project team would ask the right questions so as not to repeat the past. Maloney stated that survey questions should be framed to help residents understand that their desires for the downtown may require certain types of other development to be realistic.

Mr. Fronberry, recalling Vandewalle's walkthrough of the Village's downtown area as part of the 2024-25 CORP project, asked if the project team had any suggestions for potential improvements along Watertown Plank Road. Fronberry emphasized that the project team should be familiar with the downtown area, particularly if the team includes the same individuals that were involved in the CORP. Maloney stated that pedestrian walkway/pathway improvements to the downtown would be helpful. Maloney stated that, ultimately, it would depend on how aggressive the Village wants to be in pursuing development/redevelopment.

Ms. Becker asked how the project team handles opposition to elements of proposed plans in an effort to preserve public trust in the process. Minch stated that, ultimately, the plan is the Village's, not Vandewalle's. Maloney stated that you have to take extra care with people and talk to them about plan elements facing opposition, ensuring everyone is on the same page as to its meaning. Maloney stated that, sometimes, misunderstandings are what

creates opposition. Minch stated that they are also not afraid to scale back recommendations while ensuring key plan elements that are important to the community remain.

Mr. Cashin stated that he like their comment of approaching the downtown plan as a refresh or refresh-plus. Cashin asked them to elaborate on how this may apply to Elm Grove. Minch stated that identifying uses that the community would like to attract downtown and what the appetite is for downtown gathering spaces/plazas and providing renderings/visuals of proposed examples. Maloney suggested that an inventory of existing buildings may be helpful to identify opportunities for adaptive reuse, redevelopment and other improvements.

President Koleski stated that he is a very visual person and asked how the project team plans to help the community visualize what is being proposed as part of this planning process. Maloney stated that most of the visuals Vandewalle creates are drawn by hand at a sketch level. This is done purposefully so as not to get the community stuck on specific design details such as facade materials and colors, etc. However, Maloney stressed the importance that visuals identify preferred height, massing, building location, building orientation, and parking.

President Koleski asked how the project team plans to manage those opposed to the project or the "loud voices." Maloney stated that having side conversations with those individuals is important, communicating to them that the purpose of the plan is to communicate to the development community what is acceptable to the Elm Grove community. This is the opportunity to express the community's vision, not as much as when an active development proposal is being considered.

Review of Proposals

President Koleski asked if Trustee Olson, who was in the audience, would like to share his thoughts on the interviews. Olson responded to the concerns surrounding RINKA and MSA's lack of experience working together in the past, recalling his own personal experience in responding to these types of RFPs. Olson stated that choosing the most strategic partner to complete the project at hand is the way these consultants approach collaboration; they are not as concerned about not having worked together in the past.

Olson thought all three consultants did a good job interviewing this evening and that he thought the Vandewalle team did the best job of tailoring their proposal and presentation to Elm Grove.

President Koleski asked if Trustee Schindler, who was in the audience via Zoom during the presentation, would like to share his thoughts. Schindler thought that all consultants interviewed well, but that Studio gwa stuck out the most to him.

President Koleski asked if the Commissioners had thoughts on which consultant they would like to recommend to the Board of Trustees.

Ms. Peter stated that she is particularly sensitive to the Village's working relationship with Vandewalle, having completed the CORP in 2025. However, Peter stated that each firm is well qualified to complete the project. Mr. Termuehlen agreed.

Ms. Stuckert agreed that all three consultants are well qualified to complete the project; however, she would prefer the Village select Studio gwa. Stuckert added that, while Studio gwa is her first choice, she would still support Vandewalle to complete the project if the majority of the Commission supports them.

President Koleski expressed some concern on Vandewalle's distinction between the CORP and the comprehensive and downtown master plan. Koleski emphasized that the downtown plan is the truly important element to this effort.

Ms. Becker agreed that all three consultants presented well and that the margins between each are thin. However, Becker still rated Vandewalle the highest.

Mr. Fronberry stated his concern with the pairing of RINKA / MSA due to their lack of experience working together. Additionally, Fronberry stated that he prefers Vandewalle to complete the project. Fronberry appreciated their recent experience completing the CORP for the Village in 2024-2025.

Mr. Cashin made a motion to recommend the selection of Vandewalle & Associates to complete the Integrated Comprehensive and Downtown Master Plan with the Village to the Board of Trustees. Ms. Peter seconded. Motion passed 7-0.

4. Other Business.

None.

5. Adjournment.

Mr. Cashin made a motion to adjourn. Mr. Fronberry seconded. Meeting adjourned at 8:39 p.m.



PLAN COMMISSION MEETING MINUTES
Monday, February 2, 2026 * 6:00 PM * Court Room
13600 Juneau Boulevard, Elm Grove, WI 53122

2/2/2026 - Minutes

1. Roll Call

President Koleski called the meeting to order at 6:00 p.m.

Present:

- President Koleski (virtual)
- Ms. Becker
- Mr. Cashin
- Mr. Fronberry
- Ms. Peter
- Ms. Stuckert
- Mr. Termuehlen

Absent:

- None

Also in Attendance:

- Tom Harrigan, Village Manager
- Ethan Sowl, Assistant Village Manager
- Hector de la Mora, Village Attorney

President Koleski confirmed with Village staff if the meeting is being recorded, noting that the January meeting recording was inaudible based on the draft meeting minutes. Manager Harrigan stated that this meeting is being recorded and that the issue experienced at the last meeting has been rectified with Village IT personnel.

2. Review and Act on Meeting Minutes Dated January 5, 2026

Ms. Becker identified the following edits to the meeting minutes:

- Page two: removal of the duplicate phrase "the importance" under the RINKA / MSA interview.
- Page three: Misspelling of the word "restripping" under the Vandewalle interview.

Mr. Fronberry stated that he is uncomfortable approving the minutes as they are incomplete. Fronberry suggested that staff review the meeting recording and fill-in missing questions from commissioners based on responses provided by the interviewees, if audible. Assistant Village Manager Sowl stated that the minutes were completed based on detailed staff notes as the audio recording was largely inaudible. In that case, Fronberry suggested the

minutes be tabled so he can meet with staff to modify the minutes to reflect his comments. Manager Harrigan stated that this could be accommodated.

Ms. Stuckert stated that, under the "Review of Proposals" section, she stated she would support Vandewalle if the majority of the Commission preferred although Studio gwa was her first choice.

President Koleski stated that, although the Commission recommended Vandewalle be selected, the comments from commissioners seem overly negative in the minutes.

3. Review and Act on a Plan of Operation for Magnificent Top Notch Cleaning LLC, 910 Elm Grove Rd #32

Assistant Village Manager Sowl stated that Magnificent Top Notch Cleaning seeks to operate a residential cleaning company at 910 Elm Grove Road. The operation would be considered a permitted use (Business Office/Janitorial Supplies) in the B-1 Local Business District.

President Koleski asked if there were any comments from commissioners. Mr. Termuehlen asked if staff knew what business was in the unit previously. Staff was unaware of this.

Mr. Fronberry made a motion to approve the plan of operation for Magnificent Top Notch Cleaning LLC. Mr. Cashin seconded. Motion passed 7-0.

4. Review and Act on a Plan of Operation for Block Legal Services LLC, 13545 Watertown Plank Rd #7

Assistant Village Manager Sowl stated that William Block seeks to operate his law office out of 13545 Watertown Plank Road. The operation would be considered a permitted use (Professional Office) in the B-3 Mid-Rise Business District.

Will Block stated that he has been practicing for 10 years now out an office on 124th Street in Wauwatosa. Mr. Fronberry asked if they intend on installing a sign on the building. Mr. Block stated that they do plan on installing a sign. Assistant Village Manager Sowl stated that they will need to file a permit and receive Building Board approval prior to installation.

Mr. Fronberry made a motion to approve the plan of operation for Block Legal Services. Ms. Peter seconded. Motion passed 7-0.

5. Public Hearing, Review and Act on an Ordinance Amending § 335-26. I-1 Institutional District of the Village of Elm Grove Code of Ordinances

Assistant Village Manager Sowl stated that this and the following ordinance are the result of work completed by various boards and committees, including the Plan Commission, since the beginning of 2025. First, the Board of Trustees remanded review of the Village's I-1 Institutional District ordinance to the Legislative Committee on May 27, 2025. Then, over the course of several Legislative Committee meetings, the existing permitted and conditional uses were reviewed, and determinations were made as to if they are still relevant and/or appropriate for the Village. The Plan Commission then reviewed a draft revised I-1 ordinance and discussed removing community-based residential facilities (CBRFs) and residential care apartment complexes (RCACs) from the conditional use section at the request of the Legislative Committee. The only property in the I-1 District that falls into the CBRF/RCAC category is the Heritage Elm Grove Senior Living facility at 800 Wall Street. The ordinance was remanded back to the Legislative Committee for further review. Then, the Legislative Committee reviewed draft ordinances striking all mention of CBRFs and RCACs from the I-1 ordinance and establishing a new zoning district, Rm-3 Multi-Family Residential, to ensure the Heritage facility remains a permitted use (albeit in a new zoning district).

Sowl stated that this first item is to approve amendments to the I-1 ordinance striking all mention of CBRFs and RCACs. The following action on the agenda will recommend approval of establishing the Rm-3 ordinance.

President Koleski asked if this amendment to the I-1 ordinance would impact any property's zoning designation. Sowl stated that the only property impacted would be the Heritage at 800 Wall Street which, if the Board of Trustees approves both this and the following ordinance at their February meeting, would render the property as existing legal nonconforming. While this has no negative impact on the use of the property currently, the plan is for the Commission to take action to recommend rezoning of the property from I-1 to Rm-3 at their March meeting.

This is not being done at this meeting to provide the Heritage with due process to consider these potential amendments.

President Koleski opened a public hearing regarding the amendments to the I-1 ordinance. Observing no public comment, President Koleski closed the public hearing.

Ms. Stuckert stated that the intent of these amendments is to prevent CBRF and RCAC facilities from locating on existing I-1 zoned properties within the Village, citing that it may be difficult for Village EMS and public safety operations to support additional large facilities. President Koleski stated that, while the Village is not inherently opposed to CBRF and RCAC facilities, the goal is to ensure that any proposed change in use would have to request it from the Board first as opposed to being able to do by-right or as a conditional use under current I-1 zoning, whereby any Village input and consideration would be limited.

Mr. Fronberry asked if the Heritage would be without a zoning designation if this and the following ordinance are approved. Attorney de la Mora stated that the property would be a legal nonconforming use until the Village takes action to formally rezone the property. Attorney de la Mora added that a legal nonconforming use assures them of the same rights that they have currently under the I-1 district.

Ms. Stuckert made a motion to recommend approval of an ordinance amending 335-26 I-1 Institutional District. Mr. Cashin seconded. Motion passed 7-0.

6. Public Hearing, Review and Act on an Ordinance Creating § 335-21.2 Rm-3 Multiple-Family Residential District of the Elm Grove Code of Ordinances Accommodating Community-based residential facilities (CBRFs) and Residential Care or Assisted Living for Eligible Residents

President Koleski opened a public hearing regarding an ordinance creating the Rm-3 multiple-family residential district. Observing no public comment, President Koleski closed the public hearing.

Assistant Village Manager Sowl stated that this ordinance would create the Rm-3 district, allowing for CBRFs and RCACs as a permitted use. The goal is for the Commission to take action at a future meeting recommending the Heritage property be rezoned to Rm-3.

Mr. Fronberry asked if property owners have been notified of these potential ordinance amendments and if it impacts the way they are able to use their properties. Manager Harrigan stated that existing I-1 properties have been notified of both this meeting and the Board of Trustees meeting at the end of the month where final action will take place. Additionally, Harrigan stated that the amendments removing CBRFs and RCACs from the I-1 ordinance would prevent properties with that zoning designation from converting their properties to such facilities in the future. Ms. Stuckert added that the purpose behind creating the Rm-3 district is ensure the Heritage facility remains a permitted use in its own district given proposed modifications to the I-1 ordinance. President Koleski stated that I-1 properties have been aware of these potential changes since the beginning of last year when updates to the future land use map occurred.

Ms. Stuckert made a motion to recommend approval of an ordinance creating 335-21.2 Rm-3 Multiple-Family Residential District. Mr. Fronberry seconded. Motion passed 7-0.

7. Other Business.

President Koleski asked for a status report on the single-family home reviews adjacent to the Caroline Heights Apartments. Assistant Village Manager Sowl stated that 4-5 homes have yet to come before the Building Board. Koleski also asked if there is another buildable lot north of the northernmost lot currently being built on Stephen Place at the intersection of Watertown Plank Road. Manager Harrigan stated that there is another buildable lot there but that it has not been submitted yet.

8. Adjournment.

Mr. Fronberry made a motion to adjourn. Mr. Cashin seconded. Meeting adjourned at 6:34 p.m.

Ethan Sowl

From: noreply@civicplus.com
Sent: Sunday, December 7, 2025 5:15 PM
To: Village Hall; Ethan Sowl
Subject: Online Form Submittal: Short-Term Rentals

Short-Term Rentals

Short-Term Rental Property Permit Application

The operation of Short-Term Rentals for properties in the Village of Elm Grove requires the submittal and approval of a Short-Term Rental Permit (STRP) application. The STRP can only be granted following review and approval of a Conditional Use Permit (CUP) by the Plan Commission and Board of Trustees.

Any person engaged in the leasing and maintaining of a STR in the Village without a STRP and CUP will be considered in violation of the Village Code of Ordinances and will be subject to penalties.

Please review the [ordinance requirements for STR's](#) prior to submitting the below application.

First Name of Property Owner	Kala
Last Name	Zornow
Phone Number	
Email	
Address of Rental Property	545 Elm Grove Rd
Address Line 2	#2
City	Elm Grove
State	WI
Zip	53122
Address of Property Owner (If not the same as rental property)	317 Sand Dr
Address Line 2	Field not completed.

City	West Bend
State	WI
Zip	53095
Upload Valid Property and Liability Insurance	
Upload Proof of Approval from Property Owner if Applicant is the Local Representative	
Upload Current Floor Plan for Short-Term Rental	The Groves Condo Plot.pdf
Is a Knox Box installed on the Property?	No
Number of Dwelling Units/Areas Available for Individual Rentals	1
24-Hour Contact Name	Kala Zornow
24-Hour Contact Phone Number	262-707-4156
Upload of Wisconsin License for a Tourist Rooming House	6.2025 Waukesha County Permit (1).pdf
Upload Completed State Lodging Establishment Inspection Form	THE GROVES - PrintInspection 1733250654292.pdf

Fees/Payment

1. The following is due at the time of an application for a STR:

Conditional Use Permit Fee: \$200

Use the following link to pay via credit card:

<https://app.heygov.com/elmgrovewi.org/quick-pay>

Or submit fee to the Village Clerks office via check. Please make payable to The Village of Elm Grove.

After Approval of the STRP and CUP

It is the responsibility of the owner of the STR to adhere to all Village Code of Ordinance regulations. Specifically, the owner must inform the Village Clerk at least

24 hours before the first rental within a 365-day period begins. Additionally, notice must be provided to the Village Clerk with an intent to renew the STRP, including any relevant updated documentation, by the conclusion of the 365-day permit period.

Email not displaying correctly? [View it in your browser.](#)

March 26, 2025

Waukesha County Register of Deeds
515 W. Moreland Blvd., Room AC110
Waukesha, WI 53188



Re: Notice of Approval for Conditional Use Permit Application at 545 Elm Grove Road, Unit 2

Dear Mr. Behrend,

I am writing to formally request the recording of a Conditional Use Permit against the property located at 545 Elm Grove Rd, Unit 2, Elm Grove, WI 53122. This permit, granted by the Village of Elm Grove on March 25, 2025, allows for the use of the property as a short-term rental pursuant to Chapter 335-86(l) of the Village Code of Ordinances.

Enclosed, please find the Village's approved conditional use permit. Please record this document. If you require any additional information or documentation, please do not hesitate to contact me at esowl@elmgrovewi.org or 262-782-6700.

Sincerely,

A handwritten signature in black ink that reads "Ethan Sowl". The signature is fluid and cursive.

Ethan Sowl
Assistant Village Manager / Zoning & Planning Administrator

Enclosure: Conditional Use Permit

Document Number	<u>CONDITIONAL USE PERMIT</u> Zaha Properties The Groves LLC 545 Elm Grove Rd Apartment 2 Elm Grove, Wisconsin 53122
WHEREAS, Zaha Properties The Groves, LLC ("Applicant") has applied for a conditional use permit pursuant to Section 335-86(I) of the Village of Elm Grove Code of Ordinances for the operation of a short-term rental that is intended to accommodate tenants for periods between 6 and 180 days within a 365-day period (the "CUP") located at 545 Elm Grove Rd, Unit #2, Elm Grove, Wisconsin 53122, (the "Property") more specifically described as: UNIT 2 BLDG 545 THE GROVES CONDOMINIUM & UNDIV INTEREST IN THE COMMON AREAS CREATED UNDER DECLARATION RECORDED AS DOC #1500049 PT SW1/4 SEC 25 T7N R20E WHEREAS, the Property is located in the RM-1 Multi-Family Residential zoning district; and WHEREAS, Section 335-86(I) of the Village of Elm Grove Code of Ordinances allows for the operation of short-term rental units/areas; and WHEREAS, Applicant has submitted all information as required under Section 335-86(I) of the Village of Elm Grove Code of Ordinances; and WHEREAS, the Village Plan Commission reviewed the CUP application on January 6, 2025 and March 3, 2025 pursuant to Section 335-86C of the Village of Elm Grove Code of Ordinances and recommended approval of the CUP to the Village Board of Trustees; and	
WHEREAS, the Village Board of Trustees held a public hearing upon the CUP application pursuant to Section 335-86D of the Village of Elm Grove Code of Ordinances on January 6, 2025; and	
WHEREAS, the Village Board of Trustees has considered the Plan Commission's recommendations and has determined that the CUP is in accordance with the purpose and intent of the Village Zoning Code and the CUP, with conditions of operation, will not be hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or community.	
Recording Area Name and Return Address Village of Elm Grove 13600 Juneau Blvd. Elm Grove, WI 53122	
Parcel Identification Number (PIN): 1107994002	

NOW THEREFORE, the Village Board of Trustees hereby authorizes the Zoning Administrator to issue the CUP to Applicant at the Property, for the operation of a short-term rental, which the CUP shall be subject to the following conditions:

1. Maintenance of Proper Licenses and Permits

Applicant shall maintain all required licenses and permits required to operate a short-term rental unit/area pursuant to Section 335-86(1)(3)(B) of the Village of Elm Grove Code of Ordinances throughout the duration of the CUP, including:

- a. A valid State of Wisconsin tourist rooming house license where operation of the short-term rental unit/area exceeds 10 nights within a consecutive 365-day period; and
- b. A Seller's permit issued by the Wisconsin Department of Revenue;

2. Rental Period Requirements

- a. All short-term rentals should be for a minimum of six consecutive days within a each 365-day year, commencing on the first day of rental of the Property.
- b. The maximum number of days that the Property may be collectively rented shall not exceed 180 days during any consecutive 365-day period.

3. Notification Requirements

- a. Applicant shall notify the Village Clerk and Zoning Administrator in writing not less than 24 hours before the first rental within a 365-day period begins.

4. Activities Restricted

- a. Applicant has represented that the Property shall be operated in a manner consistent with a short-term rental unit/area and to that end it will be ensuring the minimum standards necessary for the health and safety of persons occupying or using the Property.
- b. Vehicular traffic shall not be generated that is greater than normally expected in the residential neighborhood, and provision shall be made for all vehicles associated with any person remaining overnight at the Property to be parked within the Property's designated parking area.
- c. There shall not be excessive noise, fumes, glare, or vibrations generated during the period of the Property's CUP use, including any activity, event or social function held outside the interior of the Property as described and restricted in Section 335(3)(c)[6] of the Village of Elm Grove Code of Ordinances.
- d. No recreational vehicles (RVs), camper, tent, or other temporary lodging arrangement shall be permitted as a means of providing additional accommodations for persons using the Property.

- e. Any activity, event or social function held outside the interior of Property or opened to the outside by the use of a patio, balcony, back or side yard, veranda or deck shall last no longer than one day occurring between the hours of 9:00 a.m. and 10:00 p.m. No outdoor music shall be allowed between 10:00 p.m. and 9:00 a.m. All activities shall be in compliance with other noise regulations of the Village. Applicant shall comply with all regulations of any applicable room tax.
- f. Applicant and any person renting the Property shall comply with all applicable state, county, federal and Village codes, laws and ordinances.
- g. Applicant shall maintain for two past years the following written records for each rental of the Property: the full name and current address of any person(s) renting the Property, the time period for that rental, cell phone number and e-mail address and the monetary amount or consideration paid for that rental and a description of value

5. Issuance of the CUP

- a) The CUP shall be reviewed on an annual basis by the Village Plan Commission to ensure compliance with all conditional use requirements.
- b) The Property may be inspected by the Police Department, Fire Department, Building Inspector or other authorized personnel of the Village to investigate and determine if any violations exist.
- c) Applicant, in addition to being subject to a forfeiture prosecution for an ordinance violation arising, may have the CUP revoked by the Village Board upon the holding of a hearing and finding of a repeated or substantial violation of any applicable provision of law.
- d) The CUP will not be issued or renewed if the Applicant, or the Property, has any unpaid fees, taxes or forfeitures of any kind owed to any governmental unit.
- e) The CUP may be revoked by the Village Board for any of the following reasons:
 - a. Failure to make payment for any unpaid fees, taxes or forfeitures of any kind owed to any governmental unit;
 - b. Three or more calls for police service, building inspection or the Health Department for nuisance activities or other law violations at the Property in a consecutive twelve-month period;
 - c. Failure to satisfy any required Village, county, and state licensing requirements;
 - d. Any violation of local, county, or state laws that substantially harm or adversely impact the predominantly residential uses and nature of the Village;
 - e. Failure by Applicant to properly dispose of trash upon the departure of a short-term renter, and in all cases to arrange for trash removal not less

than once a week in addition to collecting on a daily basis all trash on outside of the Property not in trash containers.

6. Room Tax

- a. Applicant is responsible for collection of a room tax pursuant to Section 335I(6) of the Village of Elm Grove Code of Ordinances.

7. Enactment of Other Laws

- a. In the event that any legislation should be enacted, in the course of the duration of the CUP that is intended to regulate short-term rental spaces, the provisions of the CUP shall control notwithstanding such legislation where they do not conflict with specific provisions of such subsequent enacted legislation.

8. Termination and Reservation of Right to Amend CUP

The CUP will terminate upon the following:

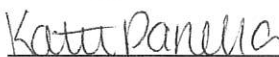
- a. Upon Applicant failing to conduct business at the Property in substantial conformity with the CUP;
- b. Upon the dissolution of Applicant;
- c. Upon Applicant ceasing operations at the Property;
- d. Upon the change in ownership of the Property; or
- e. Upon the cessation of the operations permitted under the CUP.

At any point during the duration of the CUP, the Village of Elm Grove expressly reserves the right to amend the CUP in its sole discretion.

This conditional use permit is hereby issued this 25th day of March, 2025 subject to the conditions provided herein.



Jim Koleski, Village President



Katie Pinella, Village Clerk





CULVER'S DDT IMPROVEMENTS MEMORANDUM

To: Ethan Sowl
Assistant Village Manager/Zoning & Planning Administrator
Village of Elm Grove
13600 Juneau Blvd.
Elm Grove, WI 53122
(262) 782-6700

From: Joe Mayer, P.E.
Kimley-Horn and Associates, Inc.

Date: February 26th, 2026

Re: ***Culver's Double Drive-Thru Improvements***
15280 W Bluemound Rd
Elm Grove, WI 53122

This memorandum outlines the proposed drive thru improvements for the Culver's restaurant located at 15280 W Bluemound Road in the Village of Elm Grove. The proposed improvements are intended to improve on site circulation, reduce vehicle queuing, and accommodate current customer demand while maintaining compliance with Village code requirements.

The existing Culver's restaurant occupies the western portion of a $\pm 7,670$ S.F. multi-tenant commercial building located on a ± 1.3 acre parcel. The site currently provides 85 total parking spaces, including 4 accessible spaces and 5 order waiting spaces.

Culver's is proposing to convert the existing single lane drive-thru into a double lane drive-thru by adding a second digital menu board and order confirmation system. The two order points would operate in a side-by-side configuration with a maintained bypass lane to allow vehicles to circulate through the site without entering the drive-thru. The project scope includes construction of a small additional island, minor curb and gutter adjustments, pavement restoration, and associated electrical conduit. The proposed improvements will result in the removal of 14 parking spaces; however, the site will continue to meet Village parking requirements, as shown in the Parking Summary on Sheet C3.0 of the final engineering plans. All accessible parking and required circulation paths will be maintained.

The addition of a second order point allows orders to be processed more efficiently, reducing waiting times and minimizing vehicle stacking within the site. This configuration improves overall traffic flow, particularly during peak hours, and has been successfully implemented at Culver's locations nationwide in response to increased demand for "On the Go" service.

Overall, the proposed double drive-thru is a modest site improvement that balances operational needs with site circulation and code compliance. Culver's believes these improvements will enhance the functionality of not only the Culver's restaurant but the entire site as a whole.



Village of
Elm Grove

VILLAGE OF ELM GROVE APPLICATION FOR PLAN OF OPERATION AND CHANGE OF USE/AMENDMENT TO EXISTING OPERATION

**** This document is a matter of public record and may be viewed upon request****
\$50.00 APPLICATION FEE DUE AT TIME OF SUBMISSION

Business Information:

Name of Proposed Business: **Elm Grove Burger, LLC**

Business Federal Tax Identification Number: **88-4250283**

Address of Proposed Business: **15280 W Bluemound Rd, Elm Grove, WI 53122**

Unit #:

Property Tax Key: **EGV 1111024001**

Business Owner Information:

Name: **Ricky Brice**

Mailing Address: **PO Box 591, Rhineland, WI 54501**

Unit #:

Business Phone #:

Cell Phone #:

Email Address:

Property Owner/Registered Agent Information:

Name: **Shecterle Commercial Properties 7 LLC**

Mailing Address: **PO Box 1205, Brookfield, WI 53008-1205**

Unit #:

Business Phone #:

Cell Phone #:

Email Address:

Business Use Information (attach additional sheets if necessary):

1. Explanation of Proposed Business (e.g. use of building/property):

There is an existing Culver's drive-thru restaurant located at the property. The client intends to convert the single lane drive-thru to a double lane drive-thru. The proposed work includes slight curb and gutter modifications, pavement restoration, and the addition of menu board & OCS system + electrical conduit.

2. Total Number of Employees/Number of Employees on Largest Work Shift:

Total Number of Employees: 68 (both full and part time)

Total Number of Employees on Largest Work Shift: 25

3. Hours of Operation (for each day of the week):

Mon: 10 AM - 10 PM Tues: 10 AM - 10 PM Wed: 10 AM - 10 PM Thurs: 10 AM - 10 PM Fri: 10 AM - 10 PM Sat: 10 AM - 10 PM Sun: 10 AM - 10 PM

Business Use Information (Continued):**4. Customer Load:**Daily Average: 800Daily Peak: 150**5. Will you be submitting for signage? (If yes, your proposal must meet Building Board specifications—see Zoning Administrator)**

Yes



No

6. Will there be a dumpster located on the property? (If yes, it must be screened from the street and all neighboring properties, per Village Ordinance—see Zoning Administrator)

Yes



No

7. Expected Date of Occupancy:N/A - Existing Restaurant

Site Plan Information: Provide representation of the following: ingress; egress; parking arrangement; landscaping; loading docks/stalls; refuse/recycling receptacle storage; equipment/materials storage; accessory structures.

(If a site plan has been previously filed with the Village, please indicate below and reference the date of submittal.)

Floor Plan Information: Provide identification of offices, conference rooms, display areas and storage areas. List all other occupants within the building, their business and parking requirements (may be provided by building owner).

Building Permits: Repairs, alterations, or mechanical work to any structure or tenant space may require permits. Please contact the Village Building Inspector Mike Hadley for questions. Email: mhadley@safebuilt.com / Phone: (262) 212-8615.

Approval of the Plan of Operation and Site Plan Review will NOT be granted without receipt of this completed form at least 20 business days prior to a regularly scheduled Plan Commission meeting (first Monday of each month).

Applicant Name (Print): Ricky BriceApplicant Signature: Ricky BriceDate: 2/10/26Property Owner/Registered Agent Name (Print): Ricky BriceProperty Owner/Registered Agent Signature: Ricky BriceDate: 2/10/26

Signature of this document denotes review of and agreement to the content of this form and the requirements of Section 335-85.

FOR INTERNAL OFFICE USE ONLY:

Form and Payment Received:	☒	YES	☐	NO	Initial: <u>ES</u>	Date:	Copies provided to: ☒ Building Inspector ☒ Assessor ☒ Village Clerk ☒ Fire Inspector ☒ Fire Chief ☒ Police
Form Complete:	☒	YES	☐	NO	Initial: <u>ES</u>	Date:	
Photo ID Verification:	☒	YES	☐	NO	Initial: <u>ES</u>	Date:	
Lease Verification w/ Property Owner:	☒	YES	☐	NO	Initial: <u>ES</u>	Date:	
Zoning Administrator Review:	☒	YES	☐	NO	Initial: <u>ES</u>	Date:	

CONDITIONS OF APPROVAL:

APPROVED



DENIED

Drawing name: \\Kimley-Horn\W\W\CH\CH_LDE\68971037_Culver's_Elm_Grove_WI\2_Design\CAD\PlanSheets\C0.0 - COVER SHEET.dwg C0.0 Feb 11, 2026 9:36am by: AnthonyOrtizano
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FINAL ENGINEERING PLANS

CULVER'S

15280 W BLUEMOUND RD

ELM GROVE, WI 53122



UTILITY AND GOVERNING AGENCY CONTACTS

PLANNING/ZONING DEPARTMENT
VILLAGE OF ELM GROVE
13600 JUNEAU BLVD.
ELM GROVE, WI 53122
TEL: (262) 782-6700
CONTACT: ETHAN SOWL

BUILDING DEPARTMENT
VILLAGE OF ELM GROVE
13600 JUNEAU BLVD
ELM GROVE, WI 53122
TEL: (262) 212-8615
CONTACT: MIKE HADLEY

PUBLIC WORKS DEPARTMENT
VILLAGE OF ELM GROVE
13600 JUNEAU BLVD
ELM GROVE, WI 53122
TEL: (262) 782-6700
CONTACT: RICHARD PAUL, JR

POWER COMPANY
WE ENERGIES
231 MICHIGAN STREET
MILWAUKEE, WI 53203
TEL: (800) 242-9137

GAS COMPANY
WE ENERGIES
231 MICHIGAN STREET
MILWAUKEE, WI 53203
TEL: (800) 242-9137

PROJECT TEAM

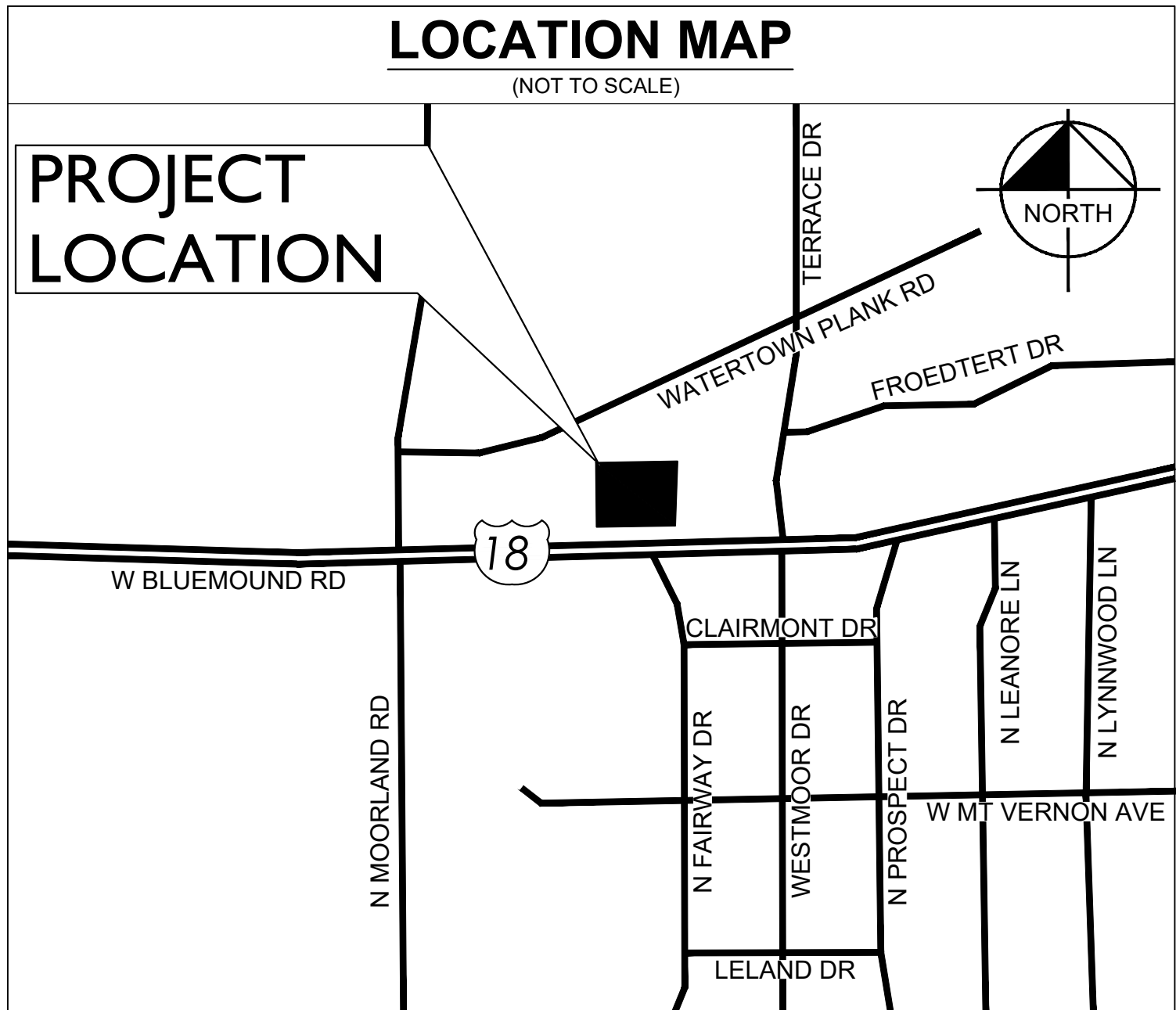
LAND OWNER/LANDLORD
SHECTERLE COMMERCIAL PROPERTIES 7 LLC
PO BOX 1205
BROOKFIELD, WI 53008-1205

TENANT/APPLICANT
CULVER'S OF ELM GROVE
15280 W BLUEMOUND RD
ELM GROVE, WI 53122
TEL: (920) 366-5811
EMAIL: RICKY@CLARKBUSINESSSOLUTIONS.COM
CONTACT: RICKY BRICE

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD.
CHICAGO, IL 60604
TEL: (630) 487-5550
EMAIL: JOE.MAYER@KIMLEY-HORN.COM
CONTACT: JOE MAYER, PE

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD.
CHICAGO, IL 60604
TEL: (331) 684-8940
EMAIL: JOE.COGSWELL@KIMLEY-HORN.COM
CONTACT: JOE COGSWELL

SURVEYOR
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. STE 720
MILWAUKEE, WI 53204
TEL: (414) 224-8068
CONTACT: JOHN P. KONOPACKI



BENCHMARKS

REFER TO V0.0 FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

LEGAL DESCRIPTION

REFER TO V0.0 FOR ALTA LAND TITLE AND TOPOGRAPHIC SURVEY LEGAL DESCRIPTION.

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	BOUNDARY AND TOPO SURVEY
C1.0	GENERAL NOTES AND DETAILS
C1.1	GENERAL NOTES AND DETAILS
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING AND EROSION CONTROL PLAN

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JOSEPH MAYER, A LICENSED PROFESSIONAL ENGINEER OF WI, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CULVER'S OF ELM GROVE BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 11TH DAY OF FEBRUARY, A.D., 2026.

Joseph Mayer

WI LICENSED PROFESSIONAL ENGINEER 101882-6
MY LICENSE EXPIRES ON 07/31/2026
DESIGN FIRM REGISTRATION NUMBER: 2474-11



NOT FOR
CONSTRUCTION



COVER SHEET

CULVER'S
RESTAURANT
15280 W BLUEMOUND RD
ELM GROVE, WI 53122

ORIGINAL ISSUE:

02/11/2026

KHA PROJECT NO.

168971037

SHEET NUMBER

C0.0

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-728-9445
WWW.KIMLEY-HORN.COM

SCALE:

AS NOTED

DESIGNED BY: JAB

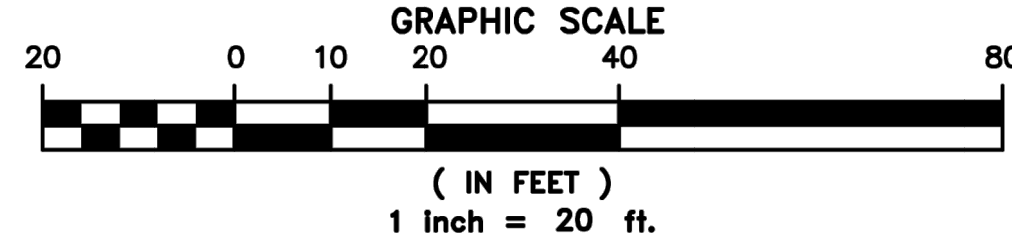
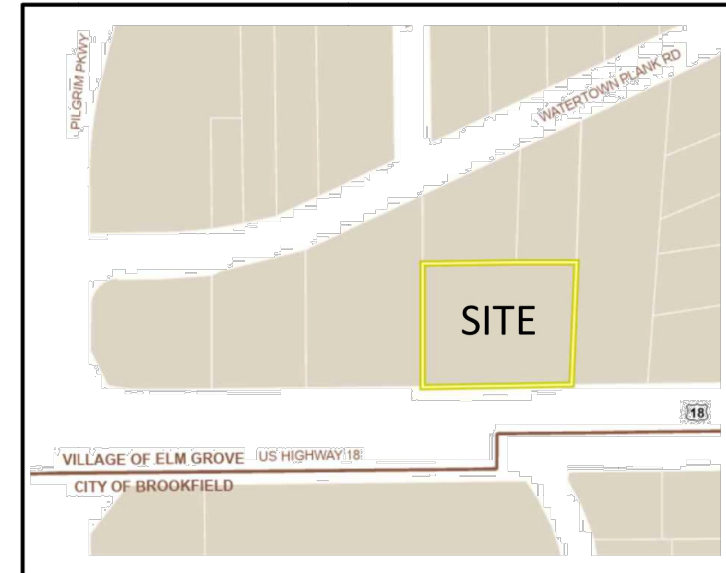
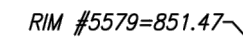
DRAWN BY: JAB

CHECKED BY: JPM

REVISIONS

DATE

BY



PARTIAL TOPOGRAPHIC SURVEY

<u>CLIENT</u>	<u>SITE ADDRESS</u>
Kimley-Horn	15280 W Bluemound Rd, Elm Grove, Wisconsin

LEGAL DESCRIPTION
Parcel 1 of Certified Survey Map No. 2658, recorded August 6, 1976 in Volume 19 of Certified Survey Maps on Pages 227, 228 and 229, as Document No. 962234, being a redivision of lands in the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 7 North, Range 20 East and a part of Block B, Lot 6, Froedert Acre Homesteads, being a Subdivision of a part of the North 1/2 of the Southwest 1/4 of Section 26, Township 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD83 (2011), in which the North line of Parcel 1 of Certified Survey Map No. 2658, which bears N89°05'38"E.

VERTICAL DATUM
Vertical Datum is based on North American Vertical Datum of 1988 (2012)
Reference Benchmark:
Concrete monument with brass cap at the Northwest corner of the Southw
1/4 of Section 26, Township 7 North, Range 20 East.
Elevation: 830.08'

NOTE:
Site was snow covered at time of field work

DIGGERS HOTLINE: Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20255105145 and 20255105144. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

LEGEND OF SYMBOLS & ABBREVIATIONS

	SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN
	STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT		MAIL BOX
	CLEANOUT		TELEPHONE PEDESTAL		FLAG POLE
	CURB INLET		TELEPHONE MANHOLE/VAULT		BOLLARD
	STORM INLET		TELEPHONE MARKER		CROSS OUT
	CATCH BASIN		TRANSFORMER		IRON PIPE
	LATERAL		ELECTRIC METER/PEDESTAL		IRON REBAR/ROD
	UNKNOWN MANHOLE		ELECTRIC MANHOLE/VAULT		MAG NAIL
	WELL		CABLE TV RISER/BOX CABLE		SECTION MONUMENT
	HYDRANT		TV MANHOLE/VAULT		BENCH MARK
	WATER VALVE		GAS VALVE		CONIFER TREE
	DOWN SPOUT		GAS METER		DECIDUOUS TREE
	SPRINKLER VALVE		GAS MARKER		BUSH
	WATER SHUT OFF		AIR CONDITIONING UNIT		WETLAND SYMBOL
	STANDPIPE		VENT		DIRECTIONAL ARROW
	WATER MANHOLE		UTILITY POLE		SPOT ELEVATION
	FLOOD LIGHT		GUY WIRE		HANDICAP STALL
	LIGHT POLE		TRAFFIC SIGNAL POLE		DUMPSTER
	SANITARY SEWER		STORM SEWER		CL =CENTERLINE
	WATER MAIN		FIBER OPTIC LINE		CONC. =CONCRETE
	TELEPHONE LINE		ELECTRIC LINE		EXT. =EXISTING
	OVERHEAD WIRES		CABLE TELEVISION		INV. =INVERT
	GAS MAIN		WETLANDS		MON. =MONUMENT
	TREE LINE		P.O.B. =POINT OF BEGIN		P.O.C. =POINT OF CONN
	NO ACCESS		R.O.W. =RIGHT OF WAY		SEC. =SECTION
	SQ. FT. =SQUARE FEET		W/ =WITH		R =RECORDED AS
	D =DEEDED AS				

I certify that I have surveyed the above described property, and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: January 14, 2026




John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown herein is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnacle Engineering Group.

DRAFTED BY: GSS **Drawing No. 1194.00A**

CHAPUT
LAND SURVEYS

710 N. Plankinton Ave. Ste 720, Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

CHAPTER 11 LAND SURVEYS

Kimley»»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-726-9445
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	JAB
DRAWN BY:	JAB
CHECKED BY:	JPM

NOT FOR CONSTRUCTION



BOUNDARY AND TOPO SURVEY

CULVER'S
RESTAURANT

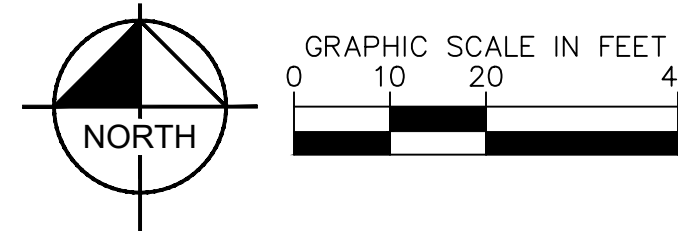
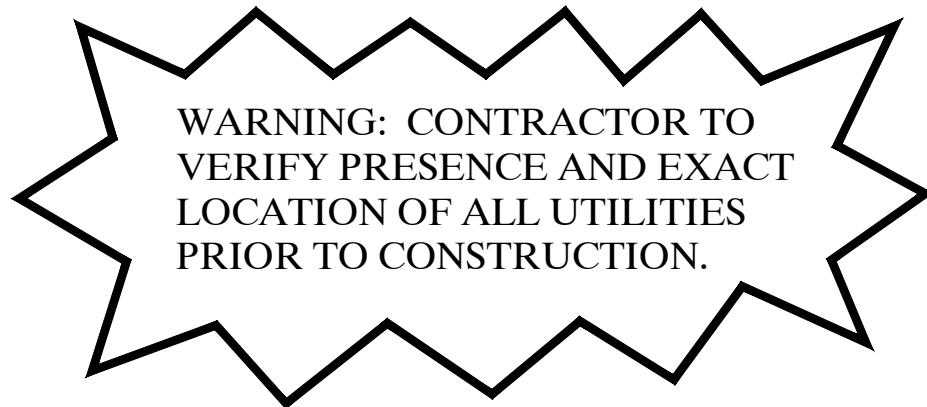
15280 W BLUEMOUND RD
ELM GROVE WI 53122

ORIGINAL ISSUE:

02/11/2026

KHA PROJECT NO
168971037

V0.0



1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL OF ALL DEBRIS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE DEMOLITION CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE DEMOLITION CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
7. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
8. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
9. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
10. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STRUCTURE DEMOLITION. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL. APPROVED BY THE CITY OF CHICAGO. ALL EXISTING MODIFIED PROPER DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROPER DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK CONSTRUCTION SPECIFICATIONS. ALL EXISTING UTILITIES (ELECTRIC, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASSES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL DIGGERS HOTLINE (1-800-242-8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR BEGINNING CONSTRUCTION. THE CONTRACTOR'S USE OF DISCREPANCY IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY DAMAGE SHALL BE REPAIRED IMMEDIATELY. CONTRACTOR SHALL BE SOLELY RESPONSIBLE AS DIRECTED BY THE GOVERNING MUNICIPALITIES. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL EXISTING STRUCTURES TO BE REMOVED SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
12. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE ADJACENT LEVEL COMMUNITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ENVIRONMENTAL PROTECTION. SEED EROSION CONTROL SHEETS FOR OTHER EROSION CONTROL REQUIREMENTS.
13. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRSDS SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE WADSPOT APPROVED CHICAGO TYPE 3 LIMESTONE OR EQUIVALENT. CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACING OF FILL MATERIAL, CONTRACTOR SHALL REMOVE ALL EXISTING FILL OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING "9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROPER DENSITY. EXISTING DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

(A)	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
(B) · · · · ·	CURB REMOVAL
(C) · X · X ·	UTILITY REMOVAL (NOT USED)
(D)	ITEM TO BE REMOVED
(E)	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
(F)	CONCRETE REMOVAL (NOT USED)
(G)	BUILDING REMOVAL (NOT USED)
(H)	ASPHALT 1.5" MILL (NOT USED)
(I)	SAWCUT LINE
(J)	STRIPING REMOVAL

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 CHICAGO, IL 60604
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SCALE:	AS NOTED
DESIGNED BY:	JAB
DRAWN BY:	JAB
CHECKED BY:	JPM

NOT FOR CONSTRUCTION

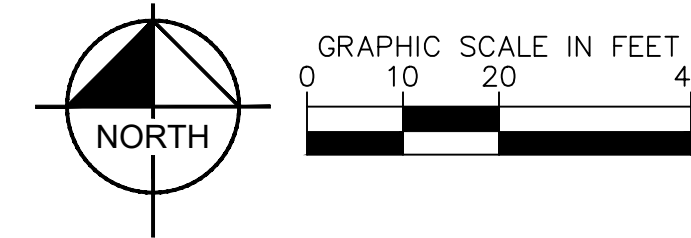
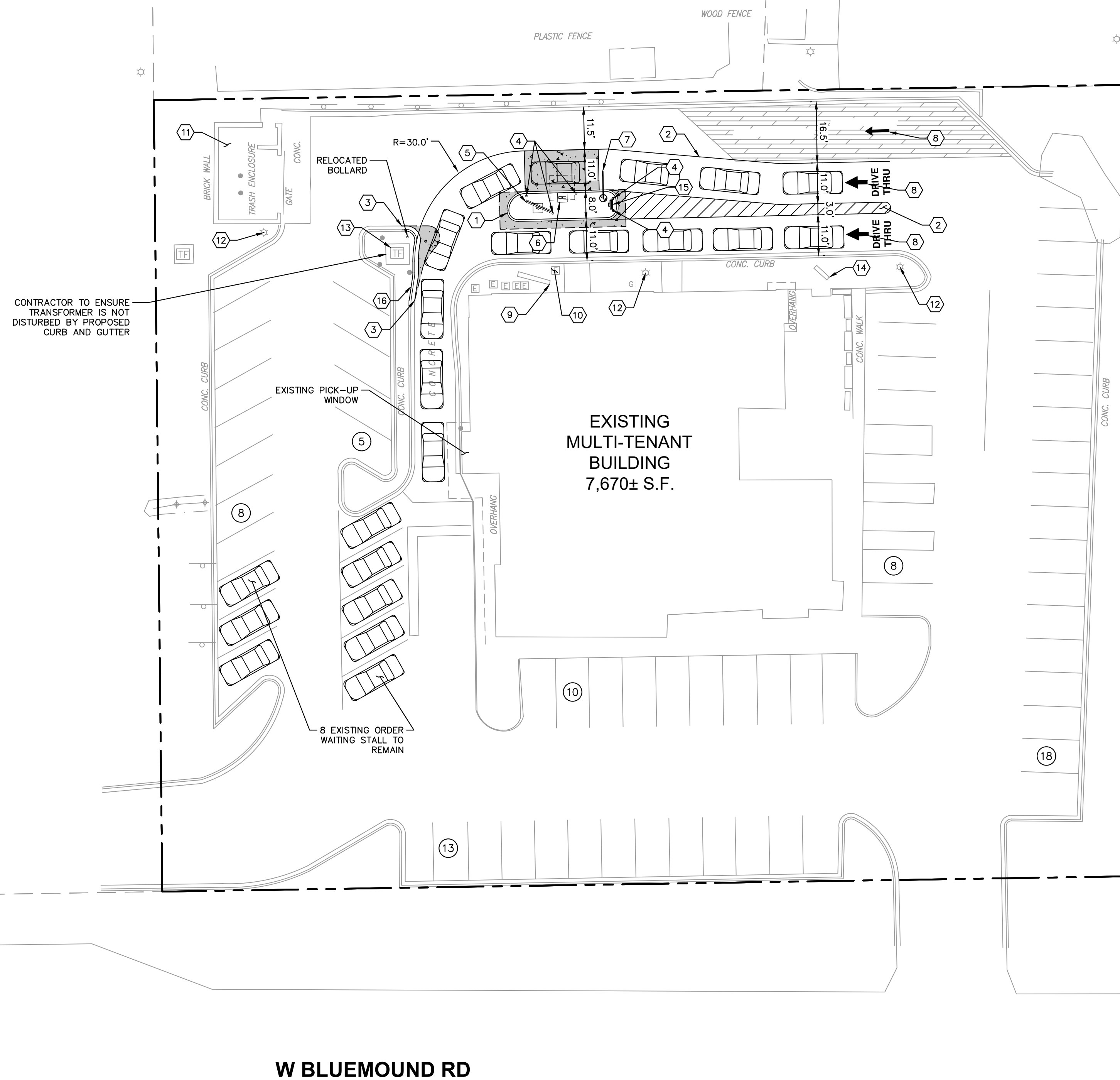


EXISTING CONDITIONS AND DEMOLITION PLAN

**CULVER'S
RESTAURANT**
15280 W BLUEMOUND RD
ELM GROVE, WI 53122

ORIGINAL ISSUE:
02/11/2026
KHA PROJECT NO.
168971037
SHEET NUMBER

C2.0



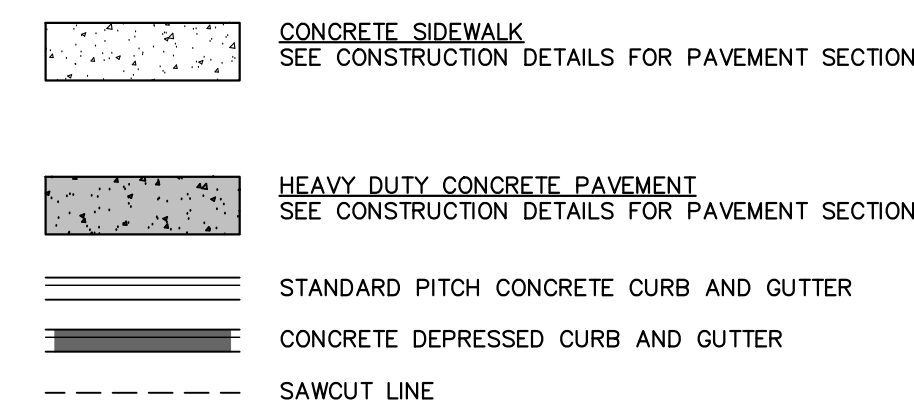
GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

- 1 6" BARRIER CURB, TYP. (SEE DETAILS, SHEET C5.0)
- 2 4" WIDE PAINTED SOLID LINE, TYP.
- 3 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 4 6" BOLLARD, TYP. (SEE DETAILS, SHEET C5.0)
- 5 PROPOSED MENU BOARD (SEE SIGNAGE PLANS FOR DETAILS)
- 6 PROPOSED ORDER CONFIRMATION SYSTEM (OCS, SEE SIGNAGE PLANS FOR DETAILS)
- 7 VEHICULAR HEIGHT DETECTOR (VHD, SEE SIGNAGE PLANS FOR DETAILS)
- 8 SITE DIRECTIONAL MARKING (SEE DETAILS, SHEET C5.0)
- 9 EXISTING MENU BOARD TO REMAIN
- 10 EXISTING ORDER CONFIRMATION SYSTEM TO REMAIN
- 11 EXISTING TRASH ENCLOSURE TO REMAIN
- 12 EXISTING LIGHT POLE TO REMAIN
- 13 EXISTING TRANSFORMER TO REMAIN
- 14 EXISTING PRE-MENU BOARD TO REMAIN
- 15 PRE-MENU BOARD
- 16 6" CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS, SHEET C5.0)

PAVING AND CURB LEGEND



PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)*	=	51	SPACES
PROPOSED STANDARD PARKING SPACES PROVIDED	=	58	SPACES
PROPOSED ACCESSIBLE PARKING SPACES PROVIDED	=	4	SPACES
PROPOSED ORDER WAITING SPACES PROVIDED	=	8	SPACES
PROPOSED TOTAL PARKING SPACES PROVIDED	=	70	SPACES

*1 SPACE PER 150 SQUARE FOOT OF GENERAL FLOOR AREA = 51 SPACES

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 55133C0236H, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

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SCALE:

AS NOTED

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SITE PLAN

CULVER'S
RESTAURANT

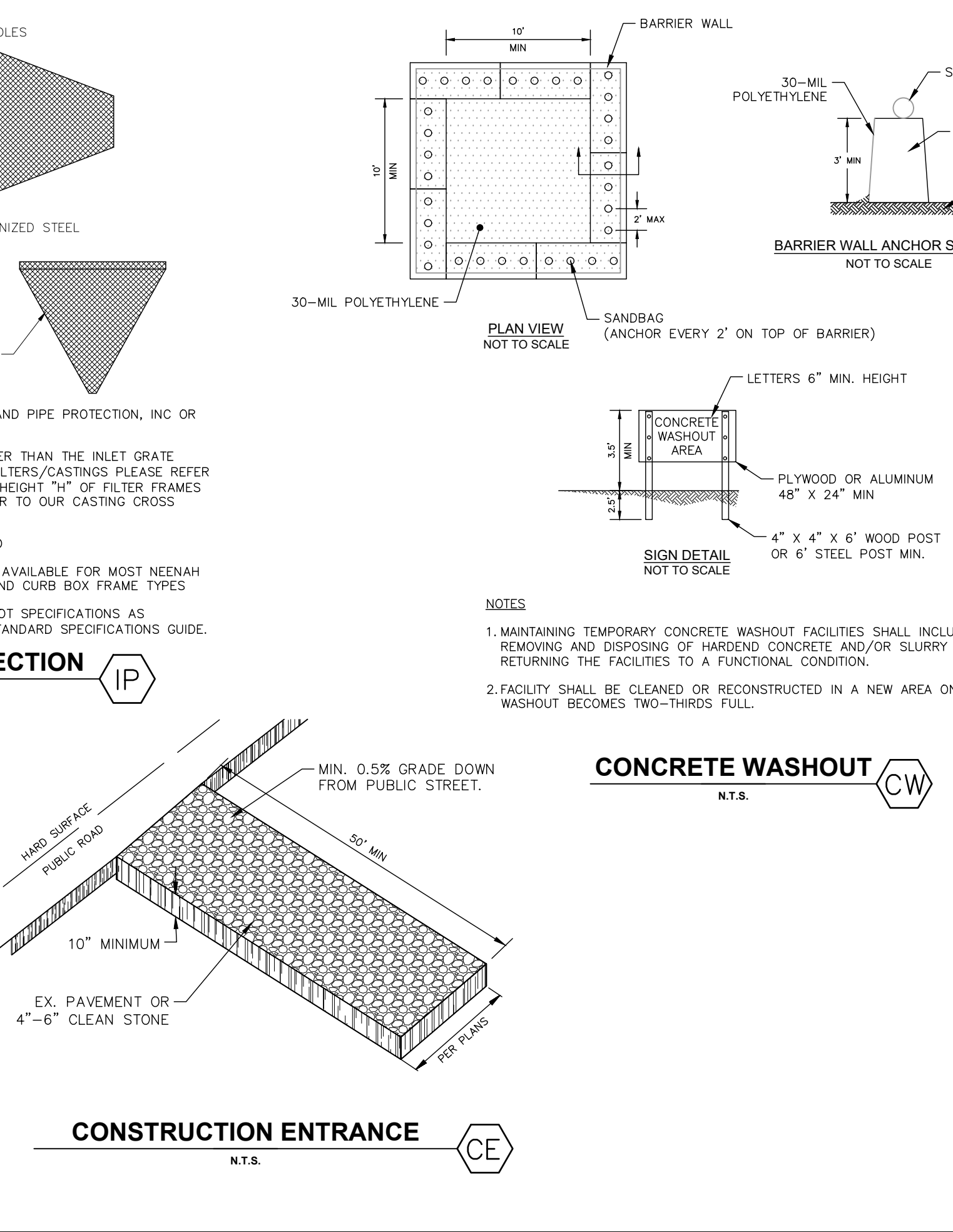
5280 W BLUEMOUND RD
FILMGROVE WI 53122

ORIGINAL ISSUE:

KHA PROJECT NO
168971037

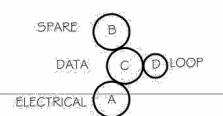
SHEET NUMBER

C3.0



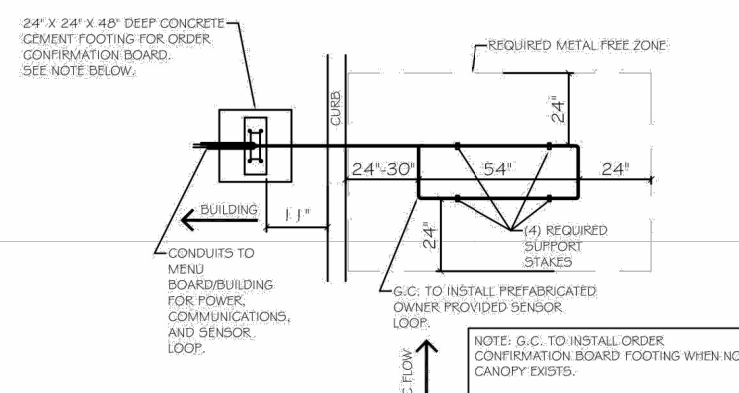
C4.0

Drawing name: \\Kimley-Horn\\W_CH\\CH\\LDE\\V68971037_Culver's_Elm Grove_WI\\2_Design\\CAD\\Pinsheets\\C1.0 - GENERAL NOTES.dwg C5.0 Feb 11, 2026 9:36am by: Anthony/Gaziano
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



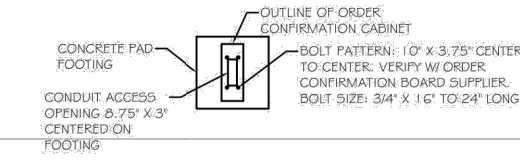
1 CONDUIT PURPOSE, SIZE, AND RUN

SCALE: NTS



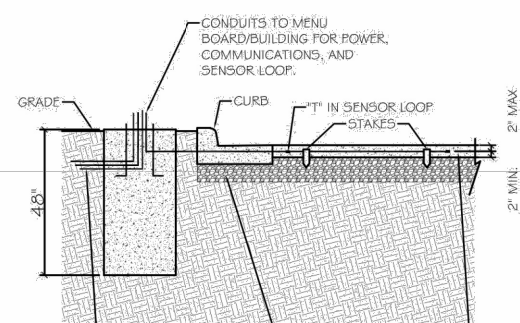
3 DRIVE-THRU SENSOR LOOP LAYOUT

SCALE: NTS



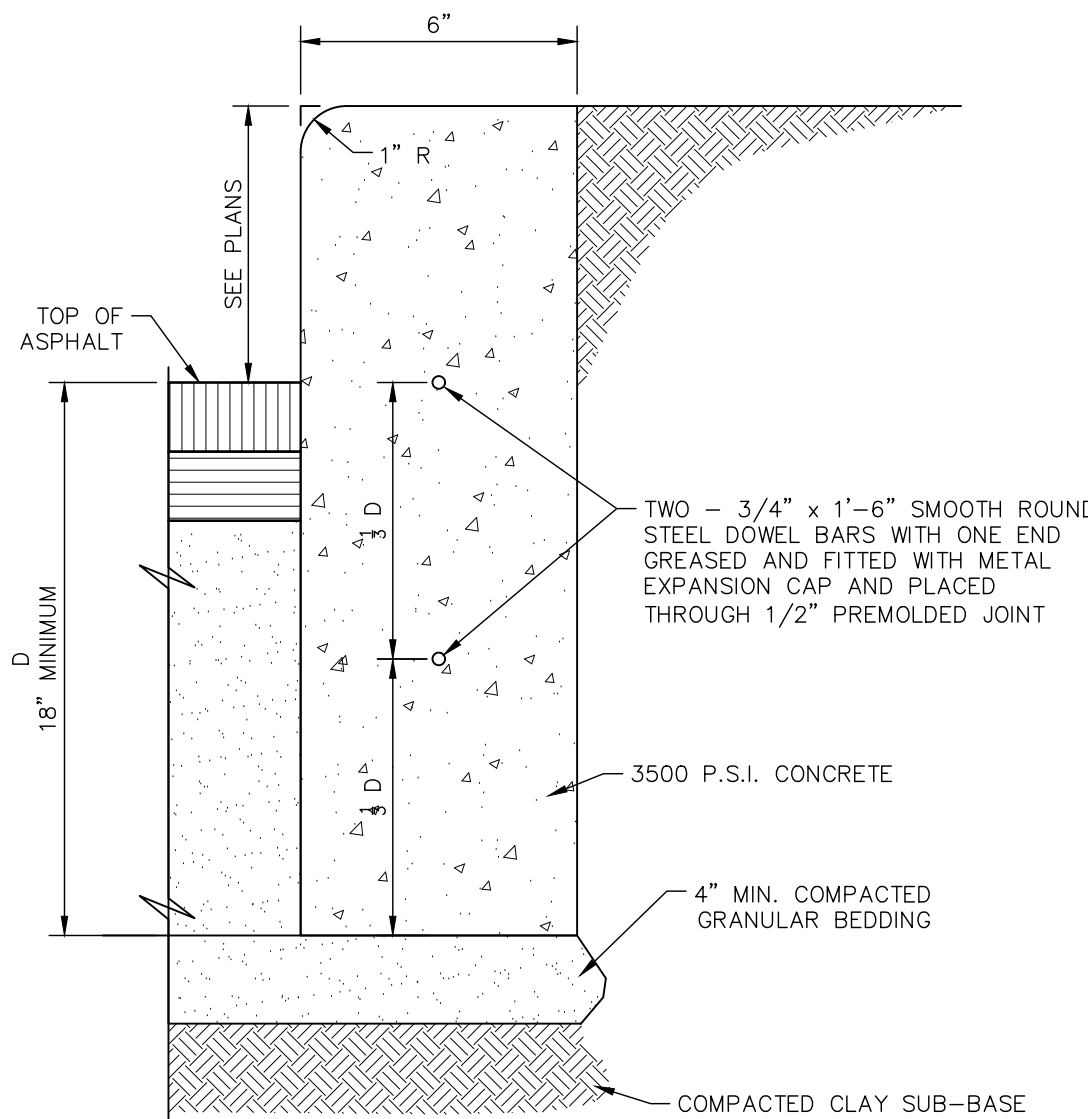
2 ANCHOR BOLT PATTERN

SCALE: NTS



4 DRIVE-THRU SENSOR LOOP SECTION

SCALE: NTS

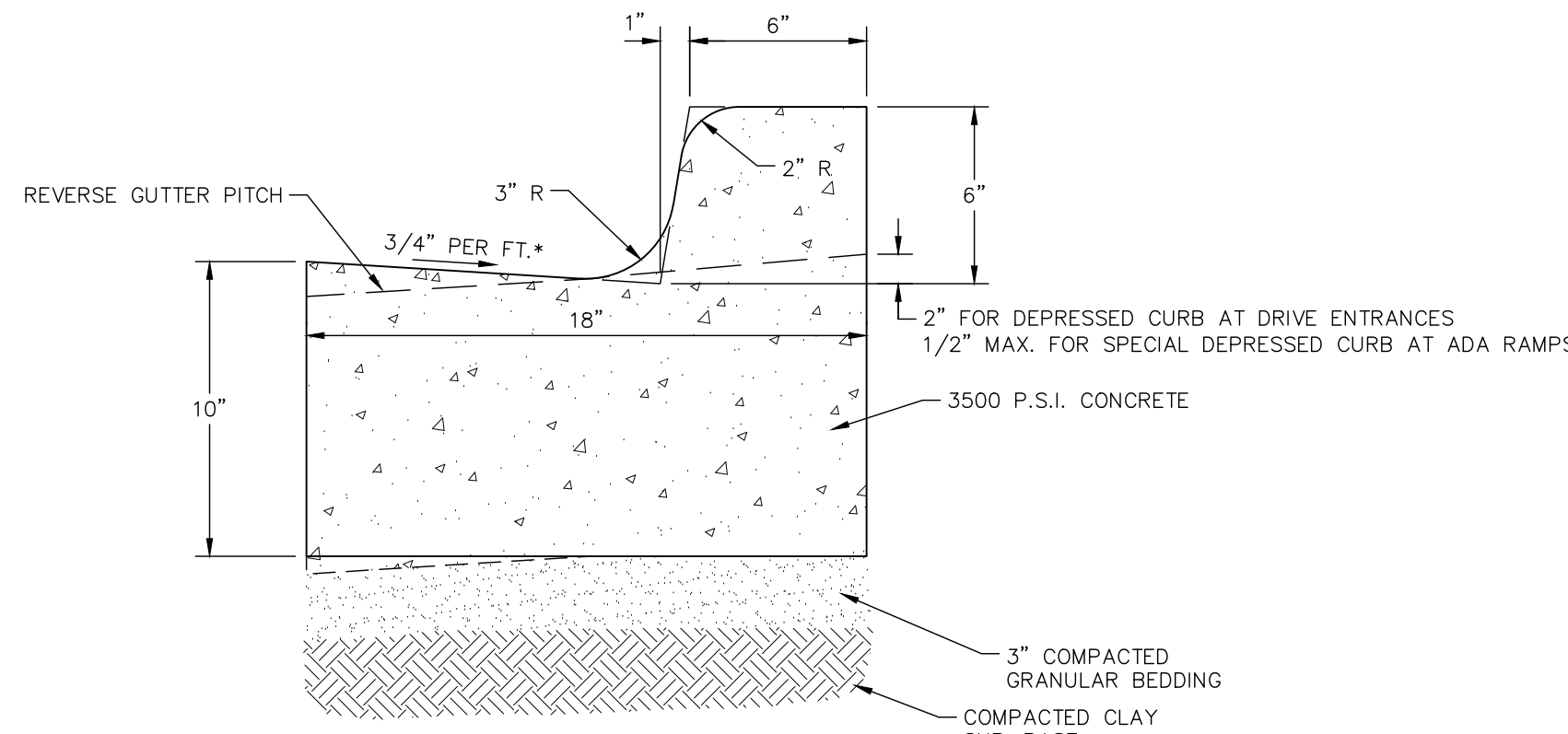


NOTES:

1. USE TWO #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES.
2. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

BARRIER CURB

N.T.S.

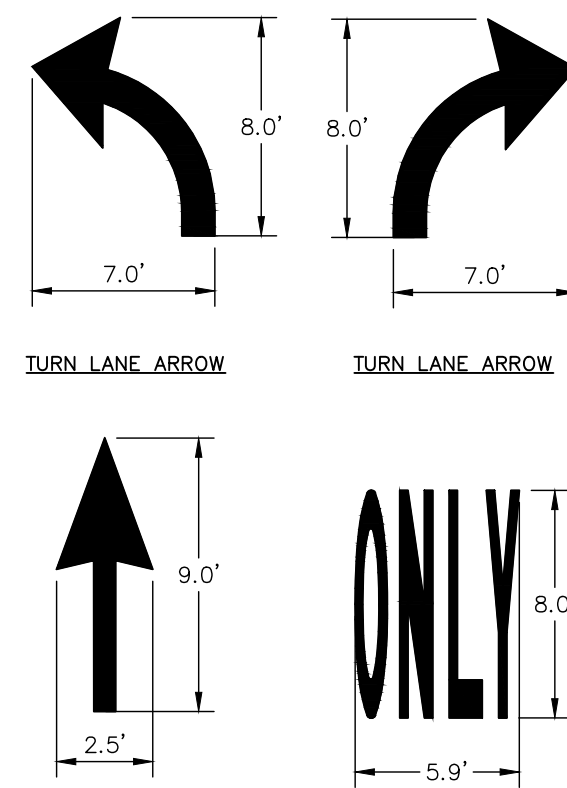


- NOTES:
1. USE TWO #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

* MAXIMUM GUTTER SLOPE AT ADA RAMPS TO BE 5.0%

6-INCH CURB & GUTTER

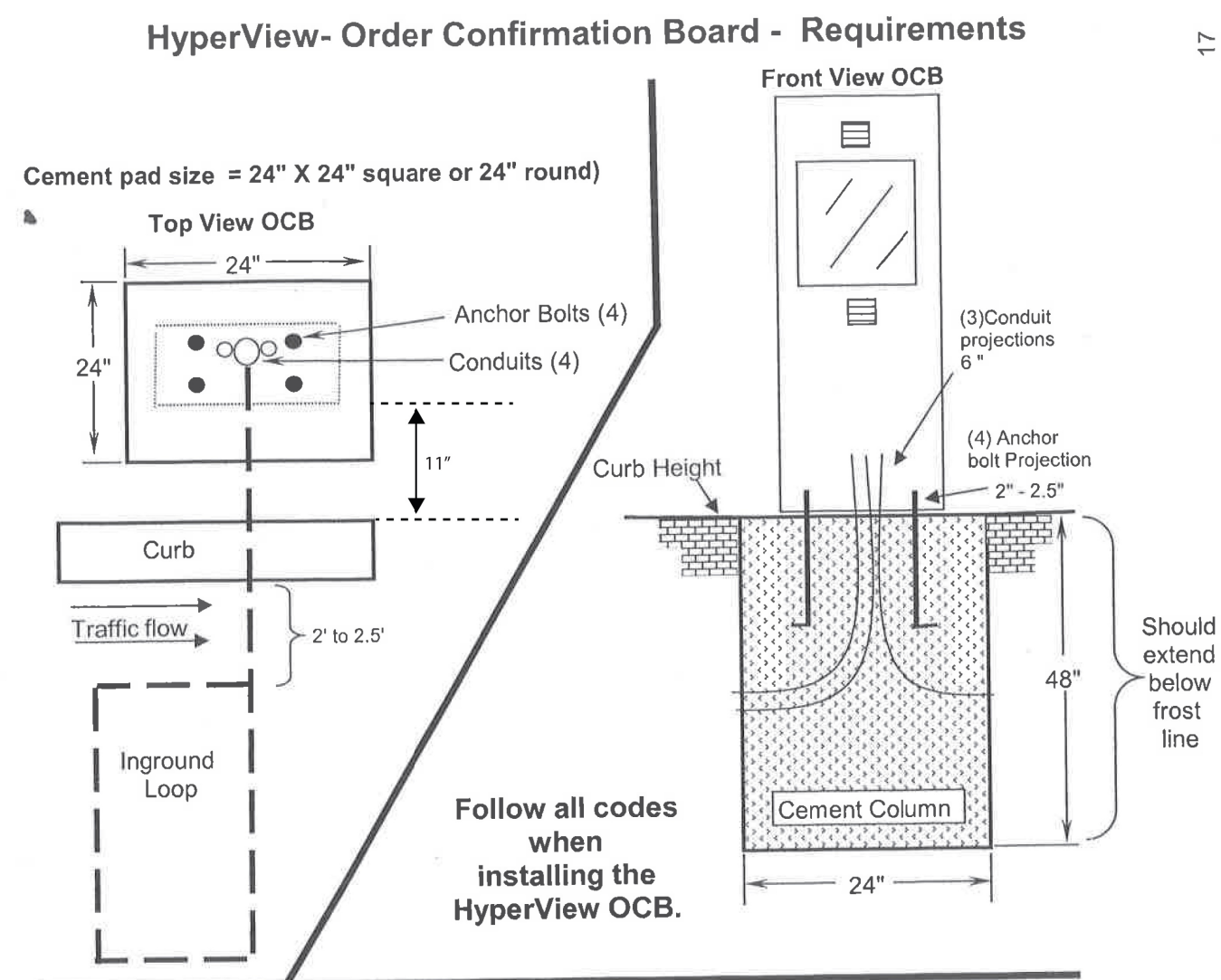
N.T.S.



NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

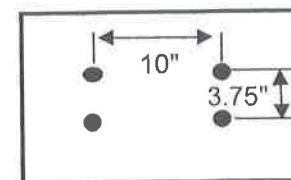
TRAFFIC FLOW ARROW

N.T.S.

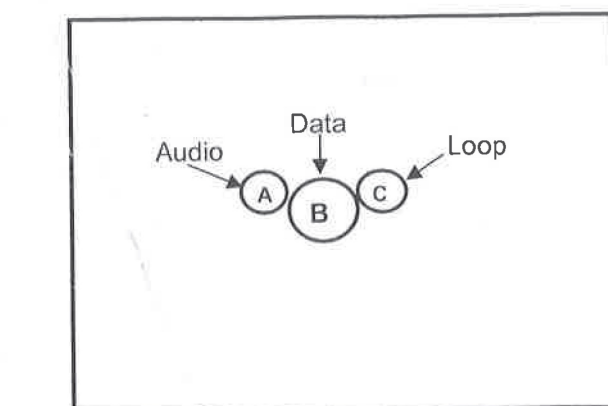


Conduits Purpose, Sizes (minimum), and Runs:
A = Mic-speaker+ loop conduit - 3/4" to building.
B = Cat 6 direct burial data conduit - 1" to building.
C = In-ground loop conduit - 1/2" to loop - (this conduit is supplied with loop).

Anchor Bolt:
Bolt Pattern = 10" X 3.75" CC
Bolt Size = 1/2" or 5/8" X 16" to 24" L

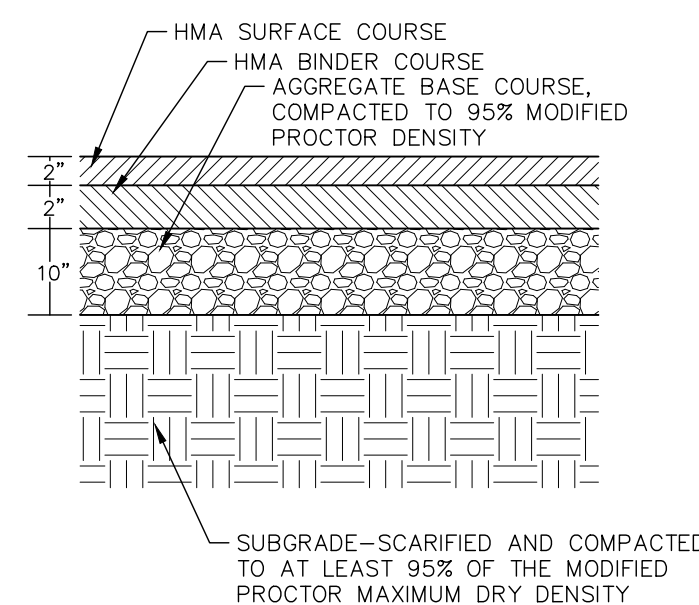


Important!
Keep conduits and anchor bolts centered on cement pad.
Be sure to place the menu board in a position that will not be obstructed by the Order Confirmation Board!



Revised 2/4/2016

17



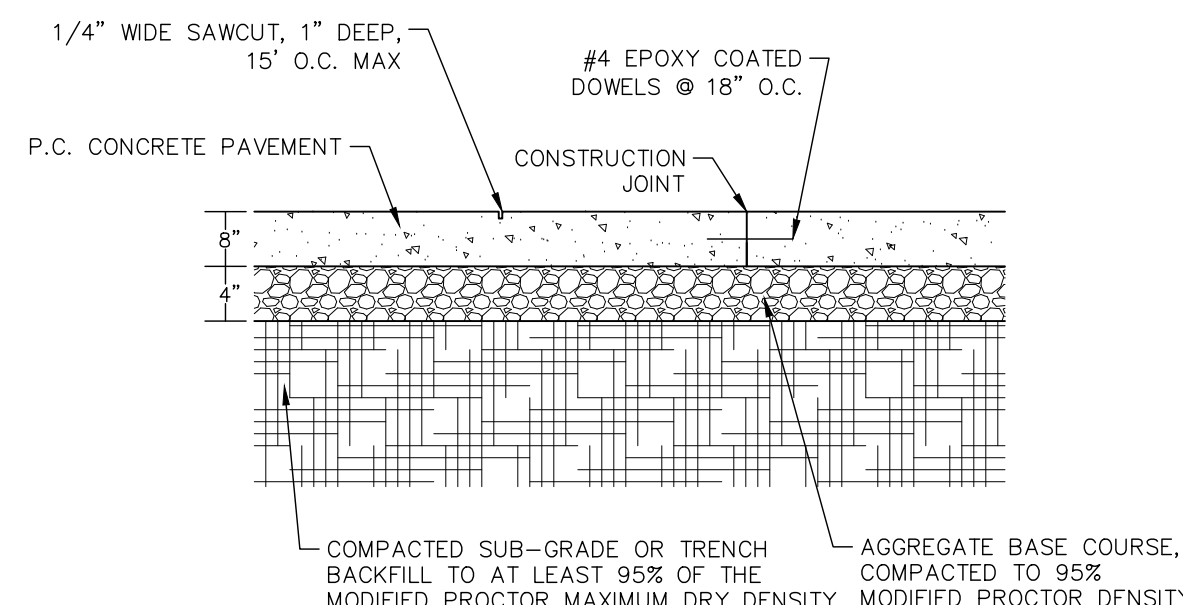
NOTE:

PAVEMENT SECTION BASED ON GENERAL UNDERSTANDING OF PROJECT AREA. CONTRACTOR TO INSTALL RECOMMENDED SECTION OR MATCH EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER. GEOTECHNICAL REPORT NOT PROVIDED BY OWNER

STANDARD DUTY ASPHALT PAVEMENT SECTION

N.T.S.

10/19/20

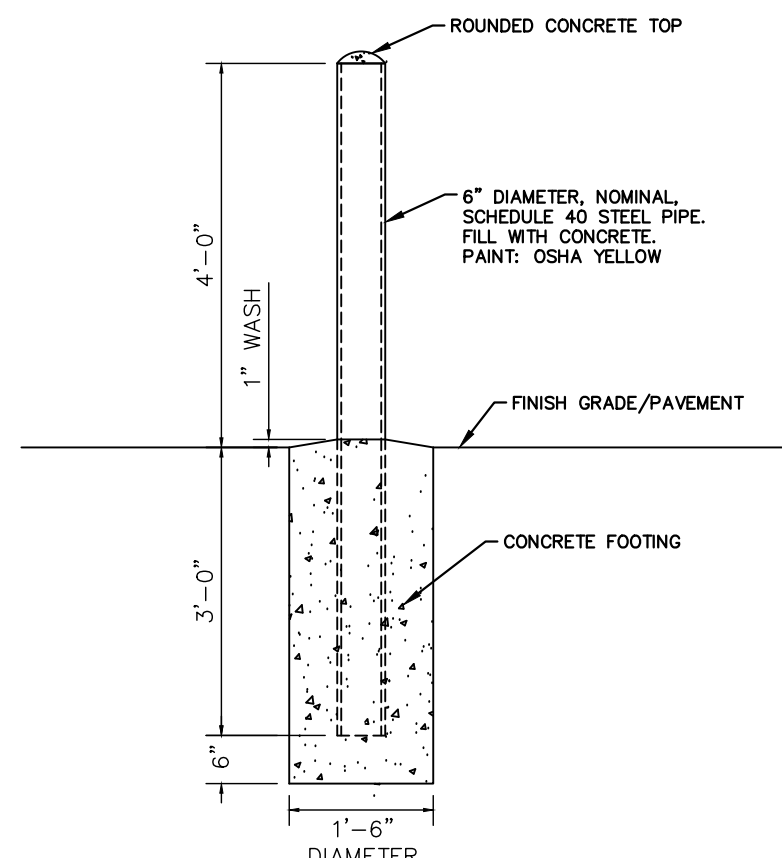


NOTE:

PAVEMENT THICKNESS BASED ON GENERAL UNDERSTANDING OF THE AREA. NO GEOTECHNICAL ANALYSIS HAS BEEN PROVIDED. CONTRACTOR TO INSTALL PAVEMENT THAT MATCHES THE EXISTING PAVEMENT SECTION OR THE RECOMMENDED SECTION ABOVE, WHICHEVER IS MORE STRINGENT.

HEAVY DUTY CONCRETE PAVEMENT SECTION

N.T.S.



6" BOLLARD DETAIL

N.T.S.



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SCALE: AS NOTED
DESIGNED BY: JAB
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CHECKED BY: JPM

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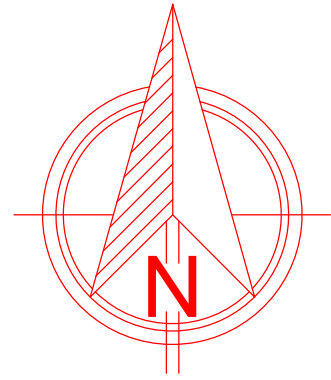
CONSTRUCTION DETAILS

CULVER'S RESTAURANT
15280 W BLUEMOUND RD
ELM GROVE, WI 53122

ORIGINAL ISSUE:
02/11/2026
KHA PROJECT NO.
168971037

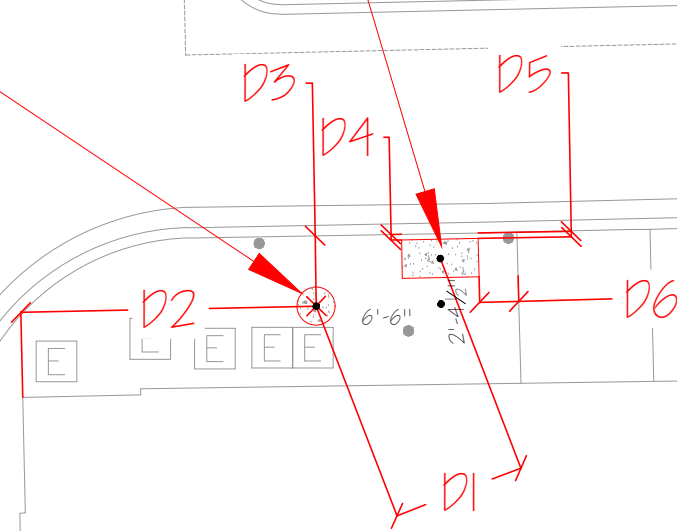
SHEET NUMBER

C5.0



DRIVE THRU
CANOPY SYSTEM
(DTC-3)

MENU BOARD
(MB-DT-DD3)



VEHICLE HEIGHT
DETECTOR (VHD-1)

NOTE: ANY DEVIATION GREATER THAN TOLERANCES GIVEN IN THE TABLE MUST BE APPROVED BY SPRINGFIELD SIGN & NEON IN WRITING. SSN WILL SEEK OUT C.F.S.I. APPROVAL FOR CHANGE.

MENU BOARD FOOTING TO BE LOCATED PER G.C./ SURVEYOR OF RECORD. BALANCE OF FOOTINGS SIMILARLY LOCATED OR PER THE D1-D6 TABLE GIVEN. EITHER METHOD MUST CONFIRM TOLERANCES AND DIMENSIONS ABOVE.

LAYOUT

NOTE: SURVEYOR/ G.C. OF RECORD SHALL STAKE ALL FOOTING CENTER LOCATIONS. IF THIS CANNOT BE DONE, USE LAYOUT SEQUENCE GIVEN BELOW.

WITH EITHER METHOD, EITHER BY SURVEYOR OR LAYOUT SEQUENCE, THE DIMENSIONS WITH ABOVE STATED TOLERANCES MUST BE CONFIRMED BY SIGN INSTALLER. ANY DEVIATIONS MUST BE PRESENTED TO SPRINGFIELD SIGN & NEON IN WRITING. SPRINGFIELD SIGN & NEON WILL RESOLVE THE CONFLICT SO THAT INSTALLER CAN PROCEED.

LAYOUT SEQUENCE

VERIFY GENERAL FIELD (AS-BUILT) CONDITIONS TO MATCH PROVIDED DRAWINGS. DON'T GUESS-CALL WITH ANY QUESTIONS.

-LOCATE THE CENTER POINT OF THE PRIMARY MENU BOARD FOOTING WITH DIMENSIONS D2 & D3

-USE DIMENSIONS D1 & D5 TO POSITION THE OTHER FOOTING, (CANOPY) RELATIVE TO THE MENU BOARD FOOTING

-ROTATE THE PLACEMENT (USING D1 & D5) AROUND THE MENU BOARD FOOTING UNTIL DIMENSIONS D4 & D6 ARE CONFIRMED. ALL POINTS SHOULD BE STAKED AND READY TO LAY OUT.

* DIMENSION	MEASUREMENT	DEVIATION ALLOWED (TOLERANCE)
D1	6'-11 $\frac{1}{6}$ "	+ / - 2" MAXIMUM
D2	15'-4 $\frac{9}{16}$ "	+ / - 2" MAXIMUM
D3	3'-8"	+ / - 2" MAXIMUM
D4	3 $\frac{1}{2}$ "	+ / - 1" MAXIMUM
D5	3 $\frac{1}{2}$ "	+ / - 2" MAXIMUM
D6	2'-0 $\frac{7}{16}$ "	+ / - 2" MAXIMUM

SCALE 1" = 10'

LOCATION:

ELM GROVE, WI.

Client:

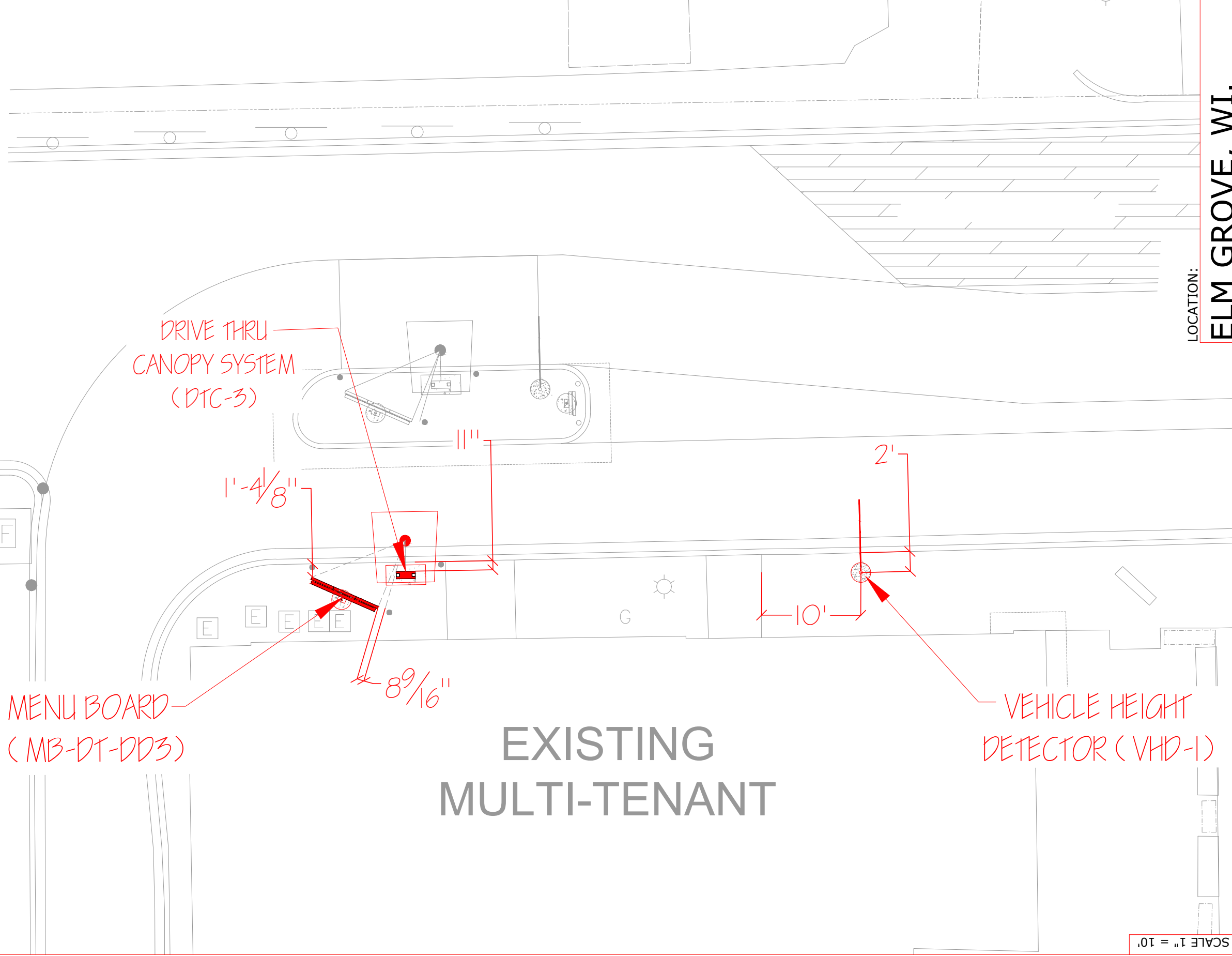
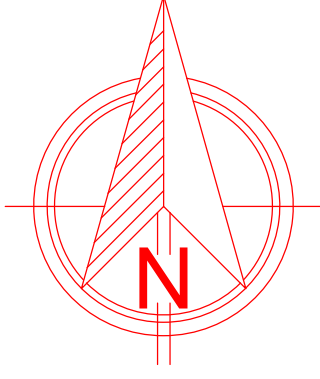
SPRINGFIELD SIGN
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454

Culver Franchising System, Inc.
540 Water Street
Prairie du Sac, WI 53578
p (608) 643-7980

CULVER FRANCHISING SYSTEM, INC.
DRIVE THROUGH/MENU BOARD
LAYOUT

Project No.: 70034
Drawn By: CH
Reviewed By: MW
Date: 2-11-26

Sheet Number:
1 OF 4



SCALE 1" = 10'

LOCATION:

ELM GROVE, WI.

Client:

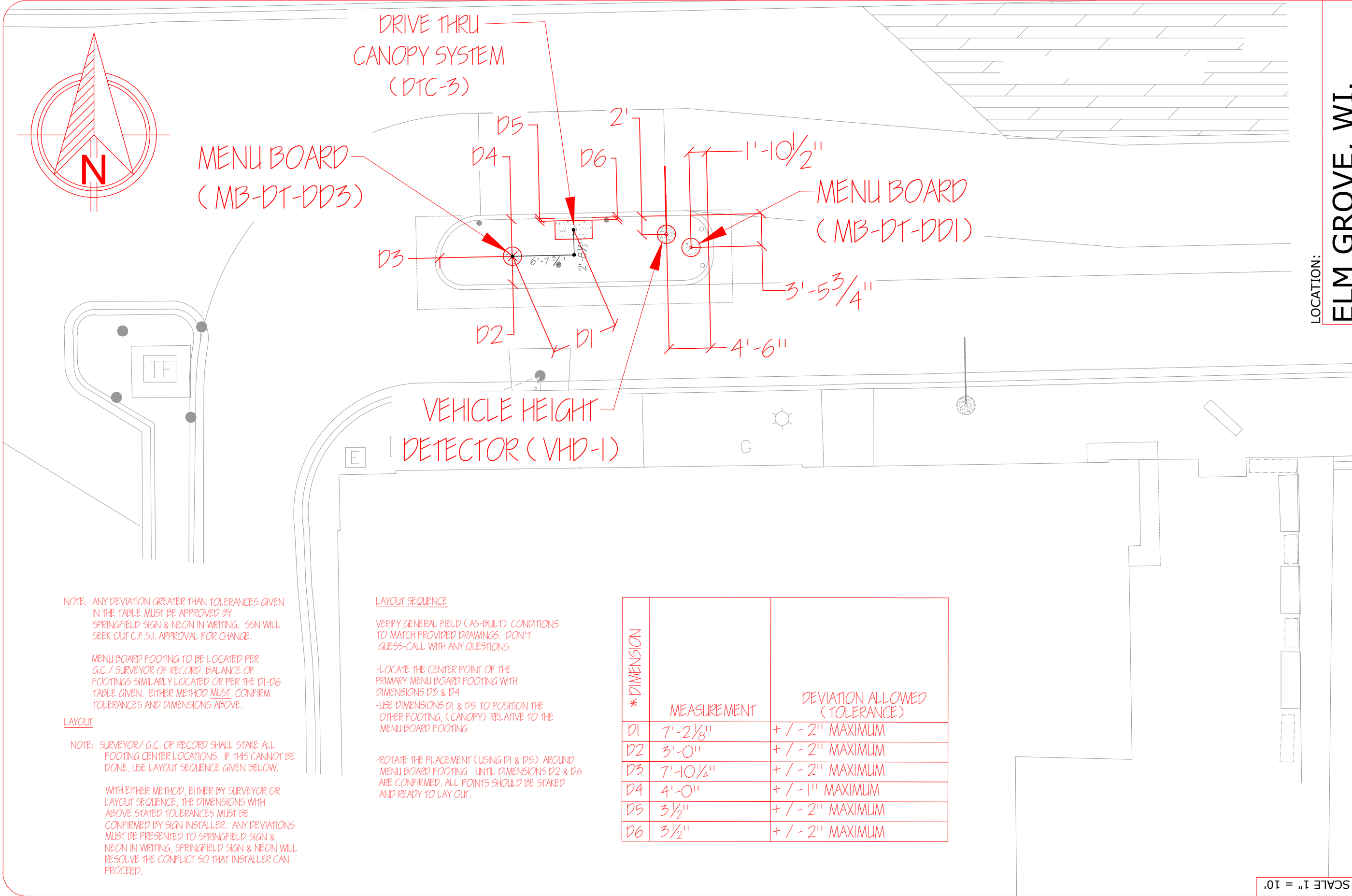
Culver Franchising System, Inc.
540 Water Street
Prairie du Sac, WI 53578
p (608) 643-7980

CULVER FRANCHISING SYSTEM, INC.
DRIVE THROUGH/MENU BOARD
LAYOUT

Project No.: 70034
Drawn By: CLH
Reviewed By: MW
Date: 2-11-26

Sheet Number:
2 OF 4

SPRINGFIELD SIGN
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Springfield, MO 65803
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NOTE: ANY DEVIATION GREATER THAN TOLERANCES GIVEN IN THE TABLE MUST BE APPROVED BY SPRINGFIELD SIGN & NEON IN WRITING. SSN WILL SEEK OUT C.F.S.I. APPROVAL FOR CHANGE.

MENU BOARD FOOTING TO BE LOCATED PER G.C./ SURVEYOR OF RECORD. BALANCE OF FOOTINGS SIMILARLY LOCATED OR PER THE D1-D6 TABLE GIVEN. EITHER METHOD MUST CONFIRM TOLERANCES AND DIMENSIONS ABOVE.

LAYOUT

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LAYOUT SEQUENCE

VERIFY GENERAL FIELD (AS-BUILT) CONDITIONS TO MATCH PROVIDED DRAWINGS. DON'T GUESS-CALL WITH ANY QUESTIONS.

-LOCATE THE CENTER POINT OF THE PRIMARY MENU BOARD FOOTING WITH DIMENSIONS D3 & D4
-USE DIMENSIONS D1 & D5 TO POSITION THE OTHER FOOTING, (CANOPY) RELATIVE TO THE MENU BOARD FOOTING

-ROTATE THE PLACEMENT (USING D1 & D5) AROUND MENU BOARD FOOTING UNTIL DIMENSIONS D2 & D6 ARE CONFIRMED. ALL POINTS SHOULD BE STAKED AND READY TO LAY OUT.

* DIMENSION	MEASUREMENT	DEVIATION ALLOWED (TOLERANCE)
D1	7'-2 1/8"	+ / - 2" MAXIMUM
D2	3'-0"	+ / - 2" MAXIMUM
D3	7'-10 1/4"	+ / - 2" MAXIMUM
D4	4'-0"	+ / - 1" MAXIMUM
D5	3 1/2"	+ / - 2" MAXIMUM
D6	3 1/2"	+ / - 2" MAXIMUM

LOCATION:

ELM GROVE, WI.

Client:

Culver Franchising System, Inc.
540 Water Street
Prairie du Sac, WI 53578
p (608) 643-7980

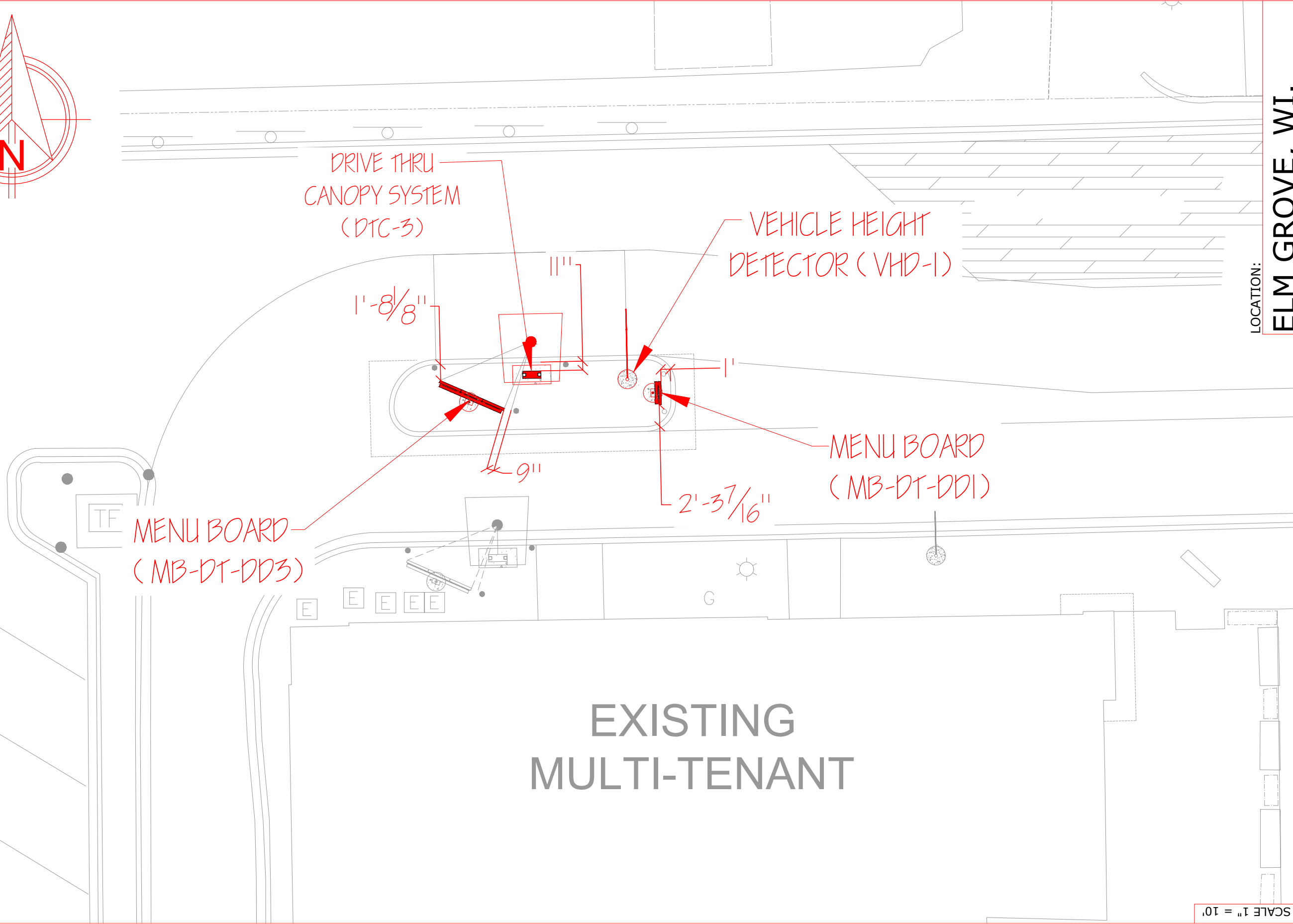
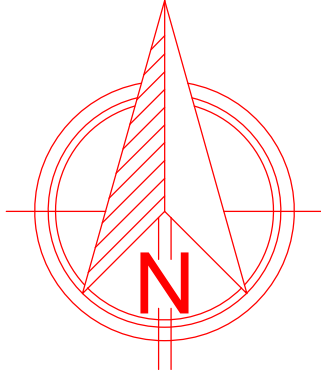
CULVER FRANCHISING SYSTEM, INC.
DRIVE THROUGH/MENU BOARD
LAYOUT

SPRINGFIELD SIGN
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454

Project No.: 70034
Drawn By: CLH
Reviewed By: MW
Date: 2-11-26

Sheet Number:

3 OF 4



SCALE 1" = 10'

LOCATION:

ELM GROVE, WI.

CULVER FRANCHISING SYSTEM, INC.
DRIVE THROUGH/MENU BOARD
LAYOUT

Project No.: 70034
Drawn By: CLH
Reviewed By: MW
Date: 2-11-26

Sheet Number:

4 OF 4

Client:

Culver Franchising System, Inc.
540 Water Street
Prairie du Sac, WI 53578
p (608) 643-7980

SPRINGFIELD SIGN
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Springfield, MO 65803
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MB-DT-DD3 EXTERIOR DIGITAL DISPLAY MENU BOARD

HUNTSVILLE, AL

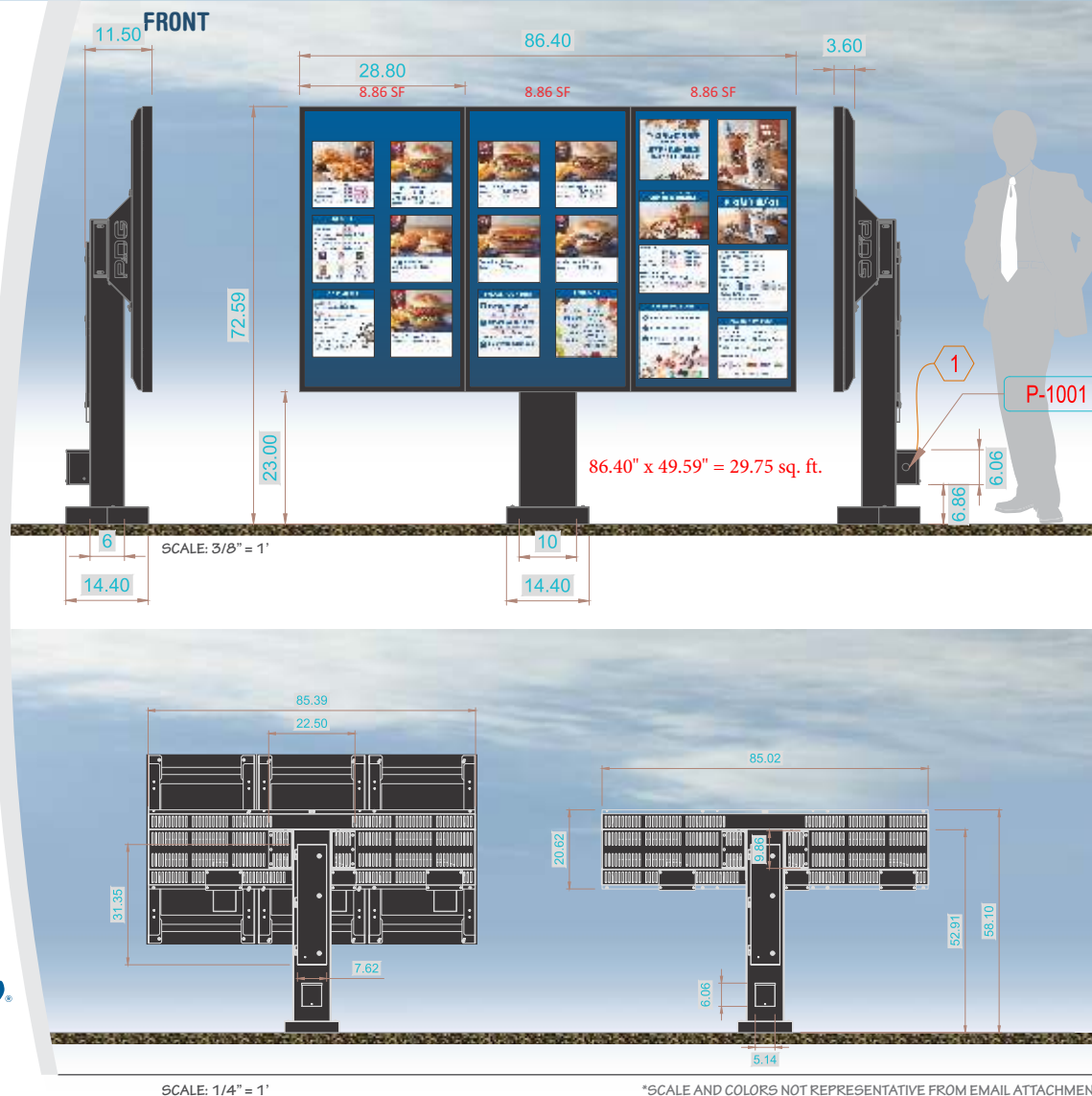
Outdoor Drive-Thru Menu Board - 3 Screens

MB-DT-DD3

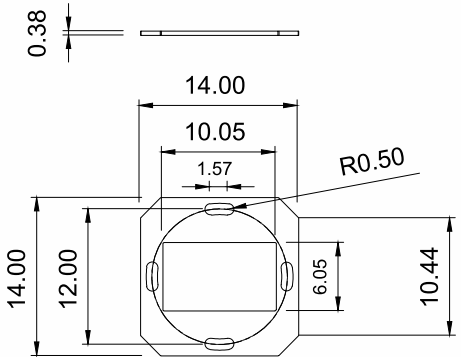
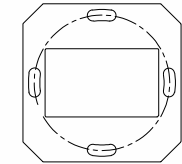
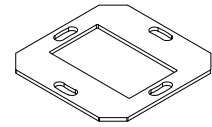
Standard Menu Board for Drive-Thru Lane

LED Internal Illumination

Digital display option



NOTES



SALES PERSON: MARK WESSELL	DESIGNED BY: J KROEGER	A0: 64353
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DATE CREATED / REVISION HISTORY	
12/12/25 - NEW	

Culver's

SCALE: 1/4" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

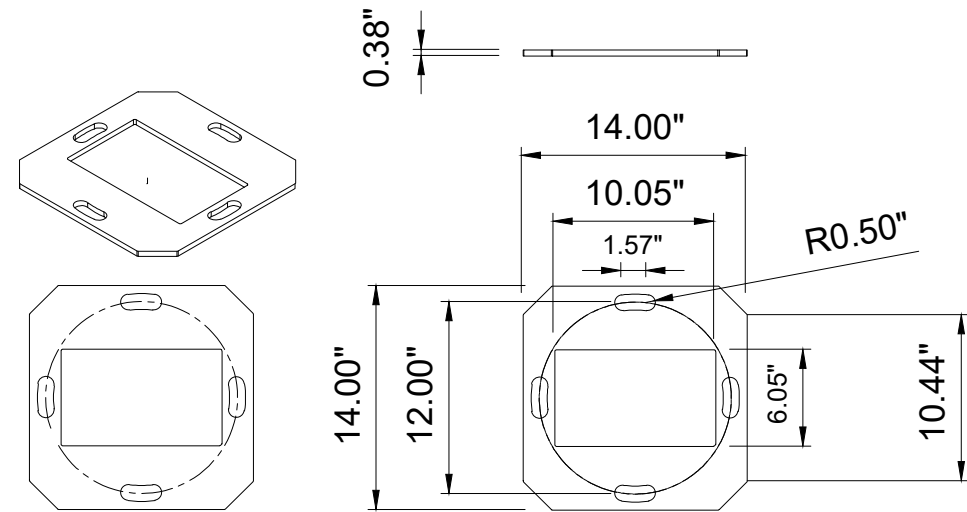
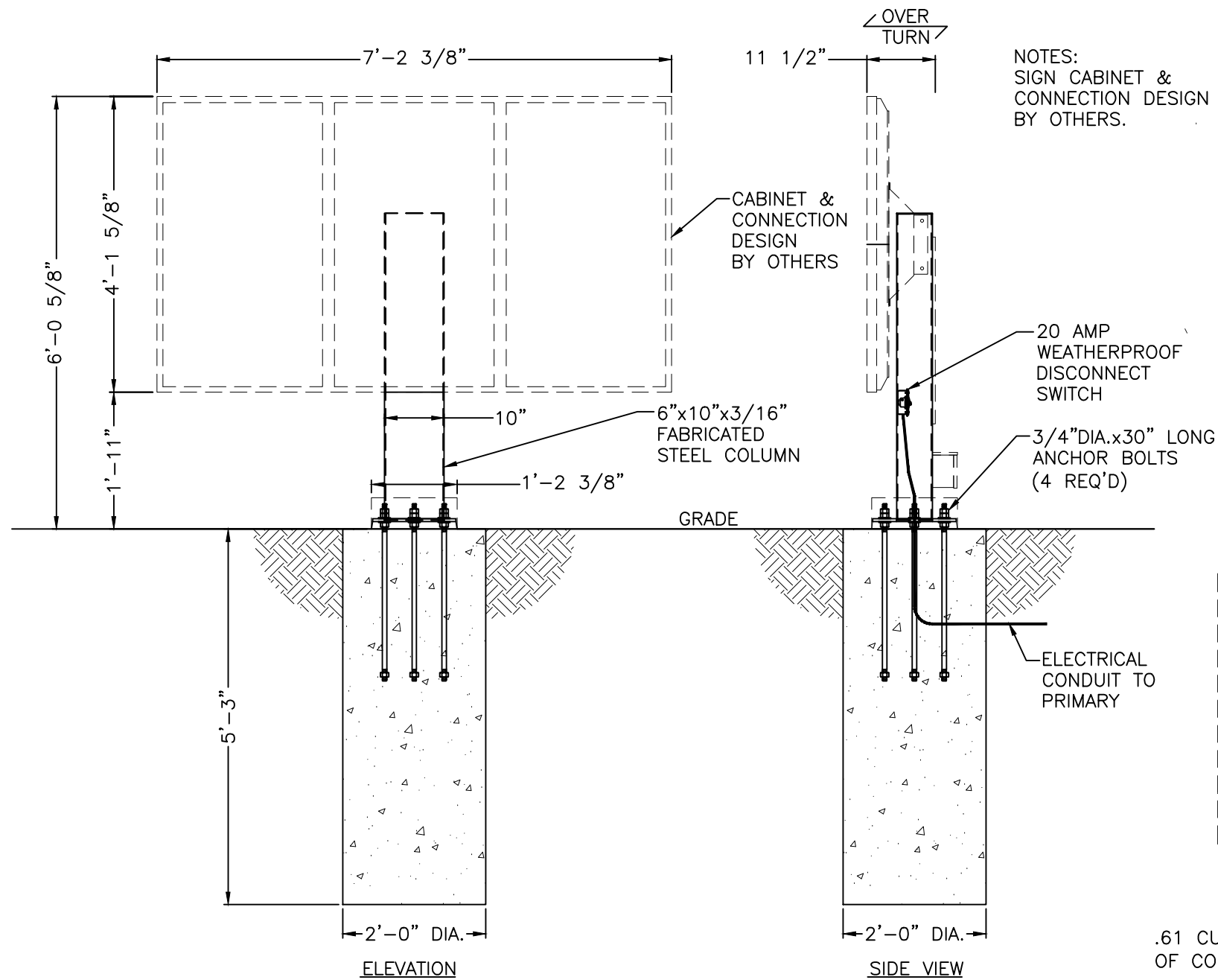
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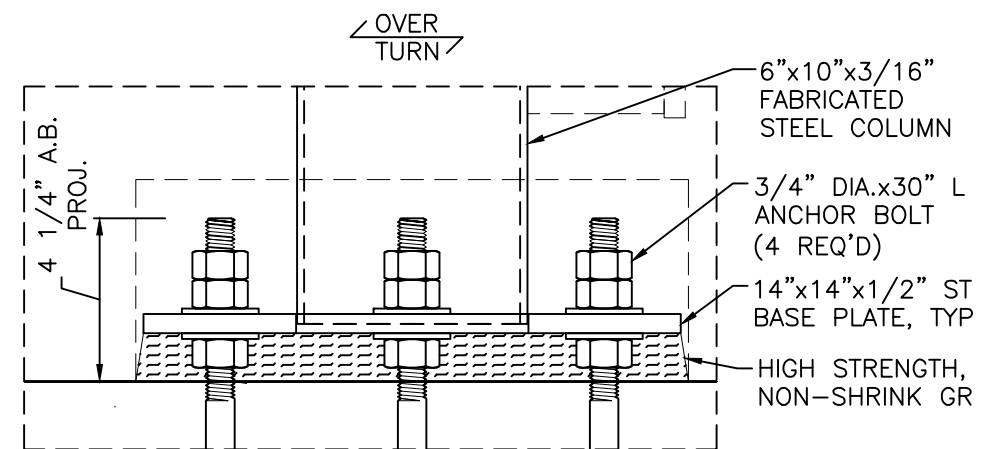
This is an artistic rendition and final colors / sizes may vary from that depicted herein.



 **SPRINGFIELD SIGN**
www.springfieldsign.com



BASE PLATE DETAIL



ANCHOR BOLT PROJECTION DETAIL

.61 CU. YDS.
OF CONC. REQ'D.

SCALE 1/2" = 1'

LOCATION:
CULVER'S

SPRINGFIELD SIGN
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454

Client:
Culver Franchising
System, Inc.
540 Water Street
Prairie du Sac, WI 53578
p (608) 643-7980

CULVER FRANCHISING SYSTEM, INC.
MB-DT-DD BASE
MAIN/PRE-SALE/POD MENU BOARD
FOOTING PLAN & DETAILS

Project Number: XXXXX
Drawn By: DEN
Reviewed By: MW
Date: 12-04-25

Sheet Number:
1 OF 1

DTC-3 DRIVE-THRU CANOPY

Drive-Thru Canopy For Order Confirmation System (OCS)

DTC-3

All aluminum construction

Rated for 160 mph winds (3 second burst) & heavy northern states snow loads

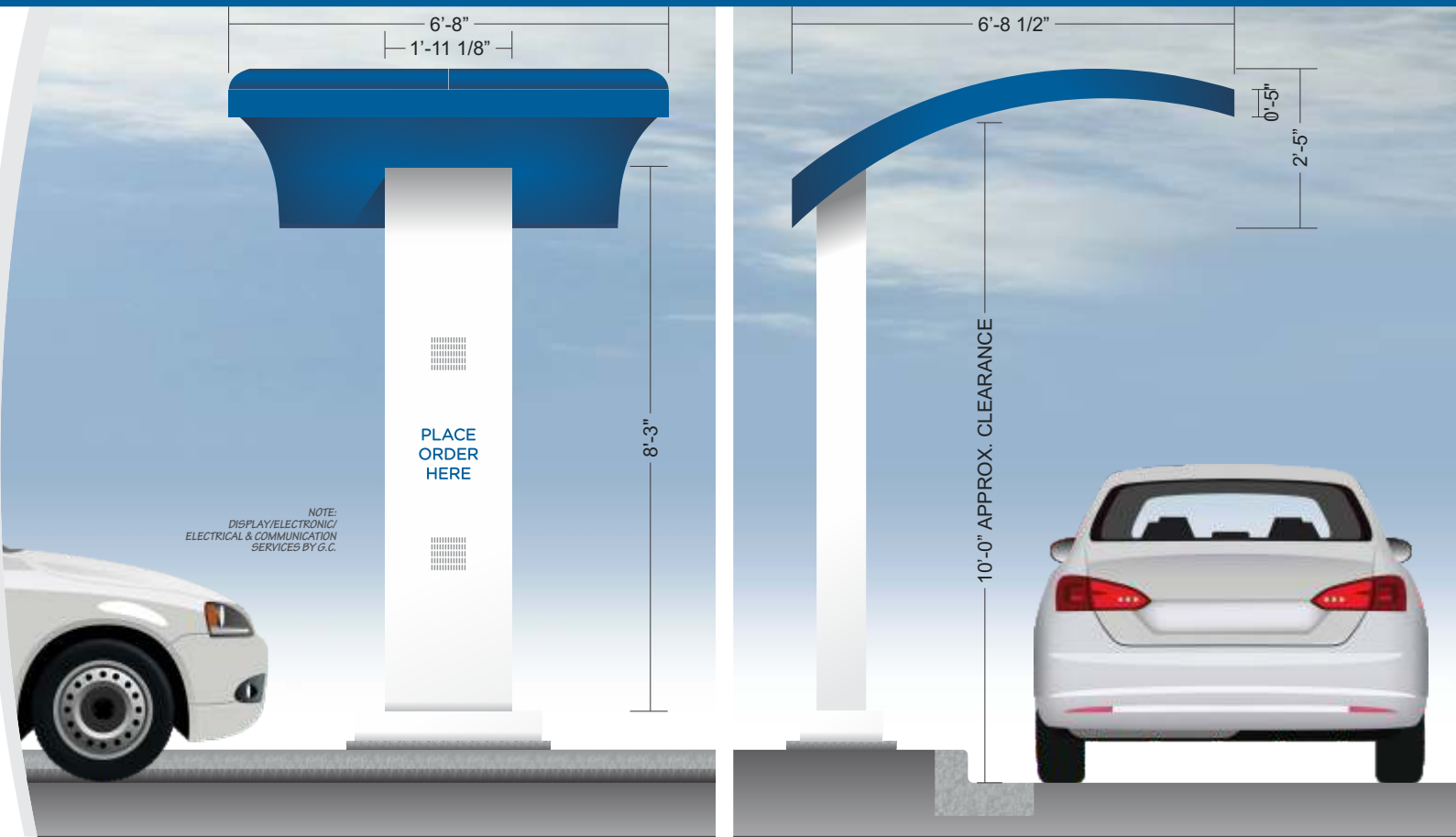
Order Confirmation System (OCS) by others

Rear panel (door) access - lockable

Provides protection from rain for DT customer

Houses speaker & microphone

Culver's



SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

DATE CREATED / REVISION HISTORY

10/8/25 - NEW

SALES PERSON:
MARK WESSELL

DESIGNED BY:
J KROEGER

A0:

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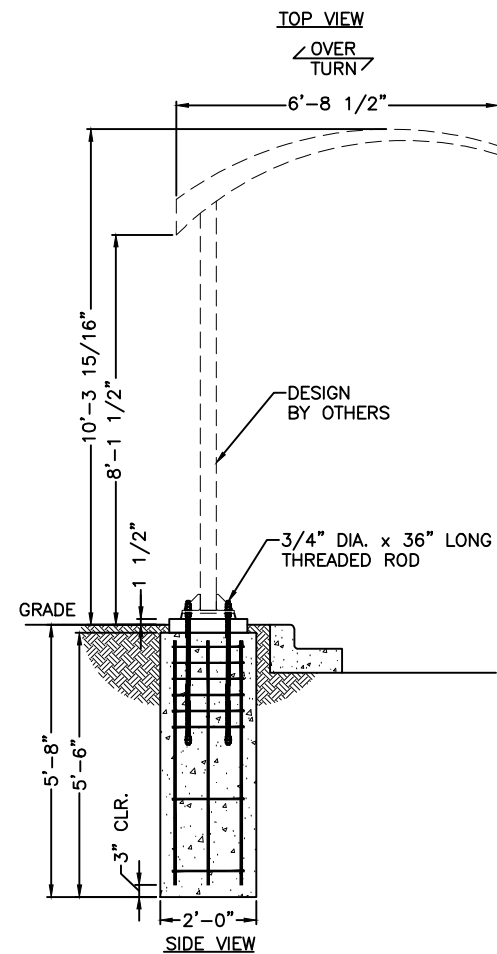
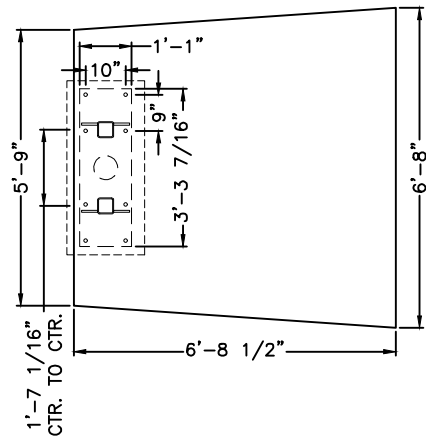


ENVIRONMENTALLY
RESPONSIBLE



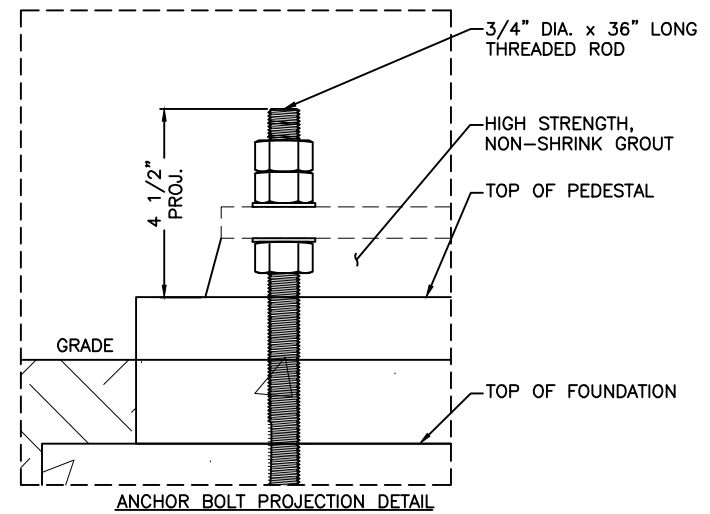
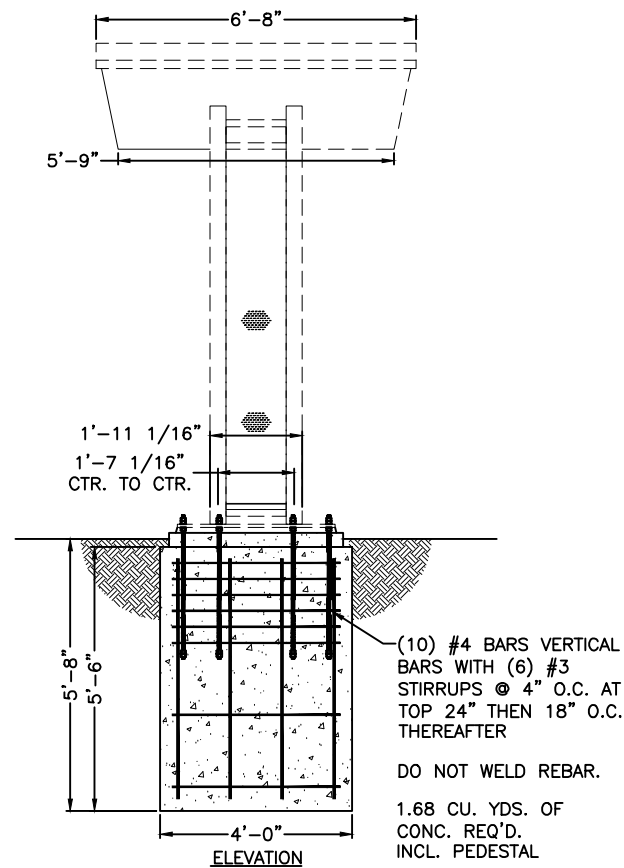
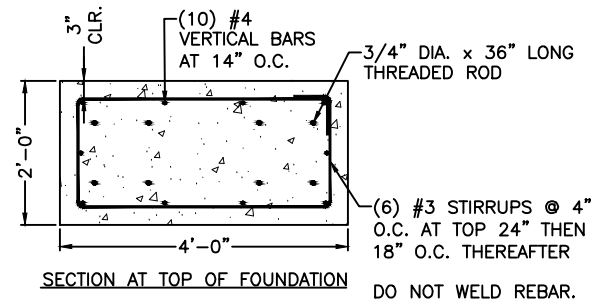
SPRINGFIELD SIGN

www.springfieldsign.com



FOUNDATION & PEDESTAL
SHALL BE PLACED MONOLITHICALLY

POWER REQUIREMENTS:
POWER: <40 WATTS OVER ETHERNET



SCALE 1/4" = 1'

LOCATION:
CULVER'S

SPRINGFIELD SIGN
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454

Client:
Culver Franchising
System, Inc.
540 Water Street
Prairie du Sac, WI 53578
p (608) 643-7980

CULVER FRANCHISING SYSTEM, INC.
DTC-3 BASE
DRIVE-THROUGH CANOPY
FOOTING PLAN & DETAILS

Project Number: xxxxx
Drawn By: DEN
Reviewed By: MW
Date: 10-28-25
Sheet Number:
1 OF 1

VHD-1 VEHICLE HEIGHT DETECTOR

Vehicle Height Detector for Drive-Thru Lane

VHD-1

All steel (painted) construction

Re-settable if engaged

Used to help protect canopies from advancing vehicles that are too tall

NOTE: Clearance height must be verified prior to mfg.

QTY: 2 FOR DOUBLE DRIVE THRU

Culver's

*SEE NOTE

9' 6" CLEARANCE

9' 6"

SCALE: 1/2" = 1'

CLEARANCE PANEL

*SEE NOTE

5"
40"
9' 6" CLEARANCE

SCALE: 1" = 1'

SALES PERSON:

MARK WESSELL

DESIGNED BY:

R HICKS

A0:

37763

DATE CREATED / REVISION HISTORY

06/15/22 - NEW

FILE PATH: T:\Cyrious\Doc\Order\37000\o37763

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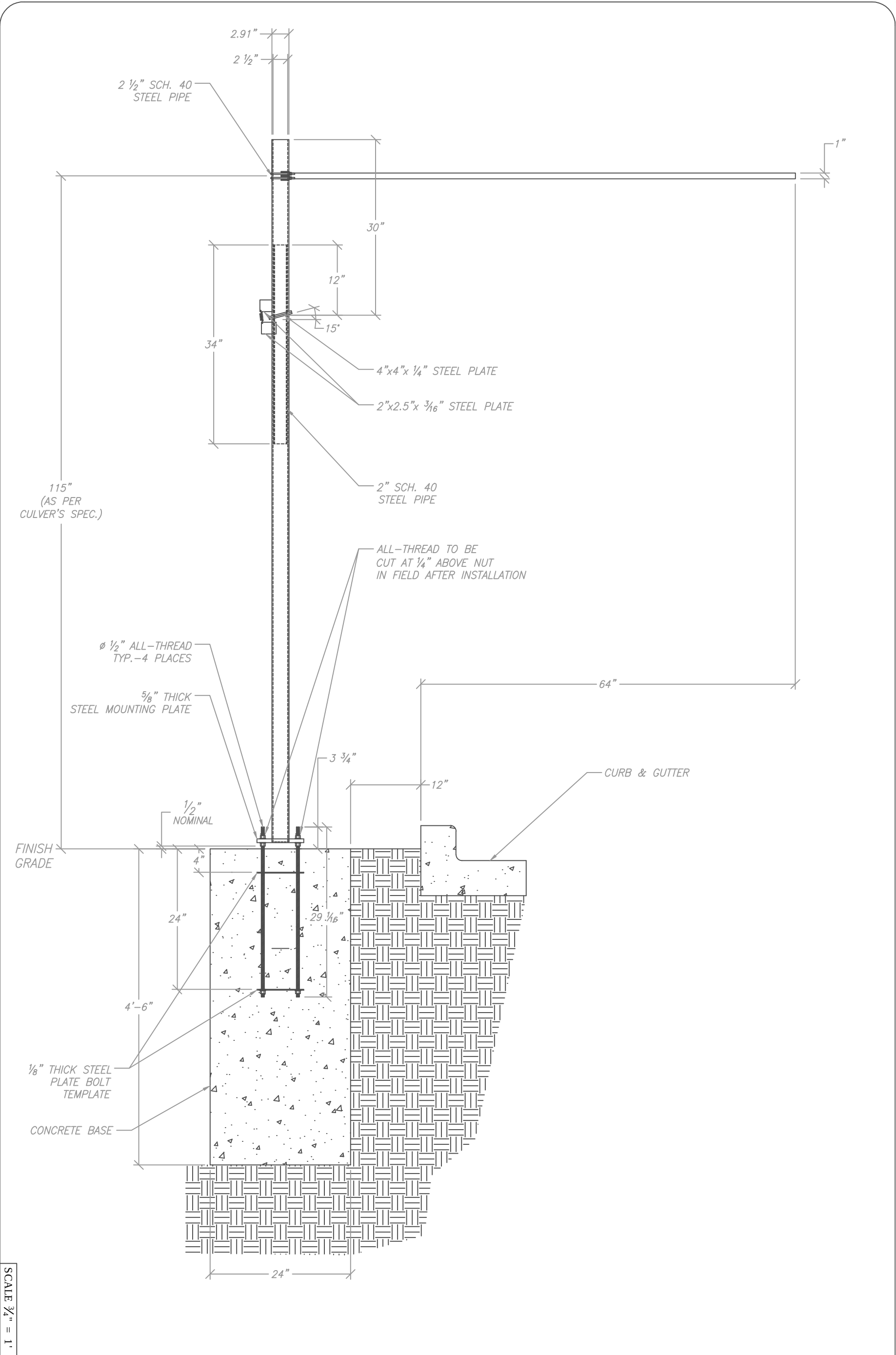


SPRINGFIELD SIGN

www.springfieldsign.com

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS

*ALL MEASUREMENTS ARE APPROXIMATE



SCALE $\frac{3}{4}" = 1'$

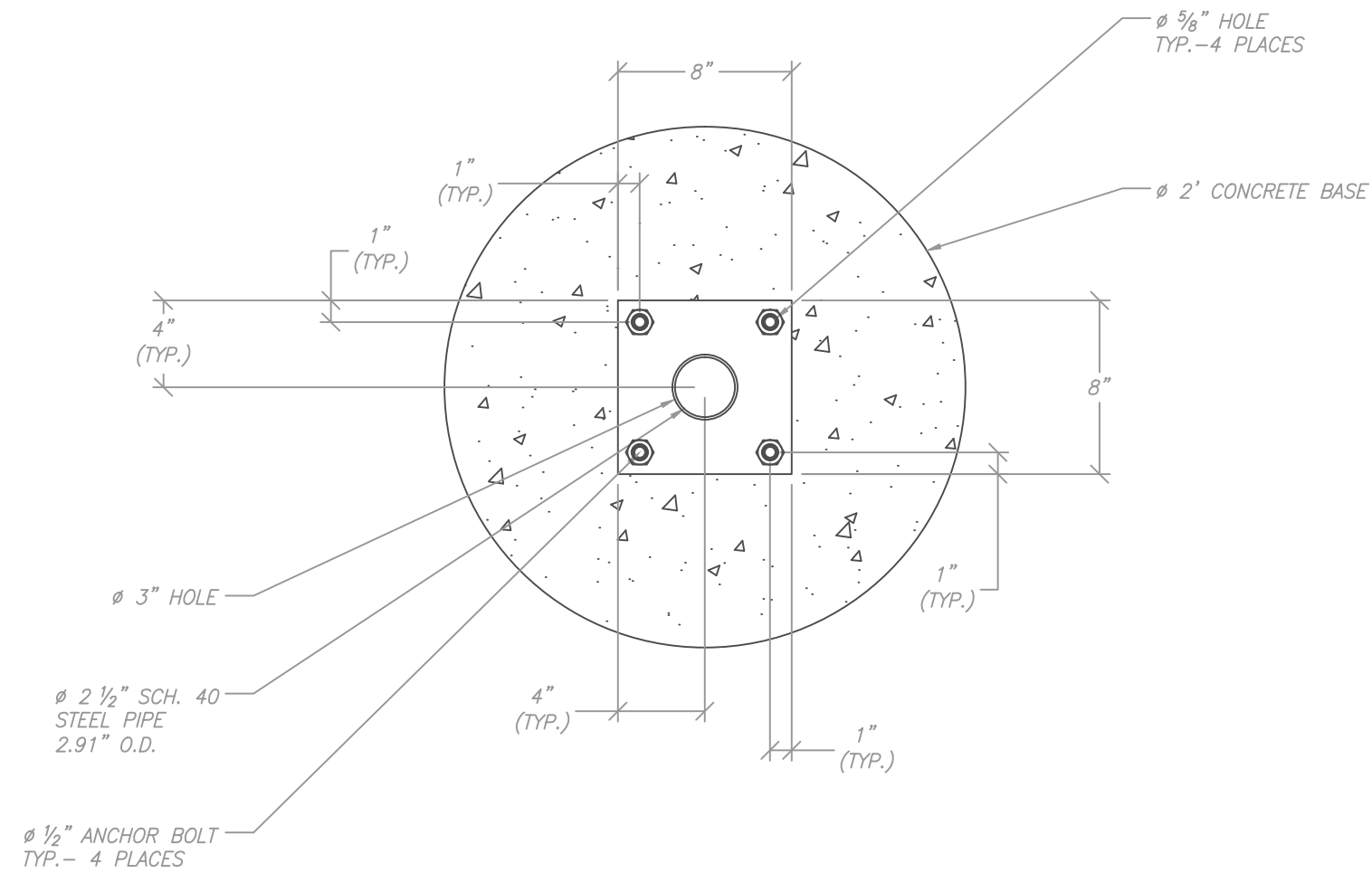
Project Number: 9902
Drawn By: DEN
Reviewed By: MW
Date: 8-04-17
Sheet Number:
1 OF 3

CULVER FRANCHISING SYSTEM, INC.
**VEHICLE HEIGHT DETECTOR
FRONT VIEW**

LOCATION:
CULVER'S

Client:
Culver Franchising
System, Inc.
540 Water Street
Prairie du Sac, WI 53578
p (608) 643-7980

SPRINGFIELD SIGN & NEON
2531 N. Patterson
Springfield, MO 65803
(417) 862-2454



STEEL PLATE-5/8" THICK
CENTERED ON Ø 2' CONCRETE BASE

SCALE 1 1/2" = 1'

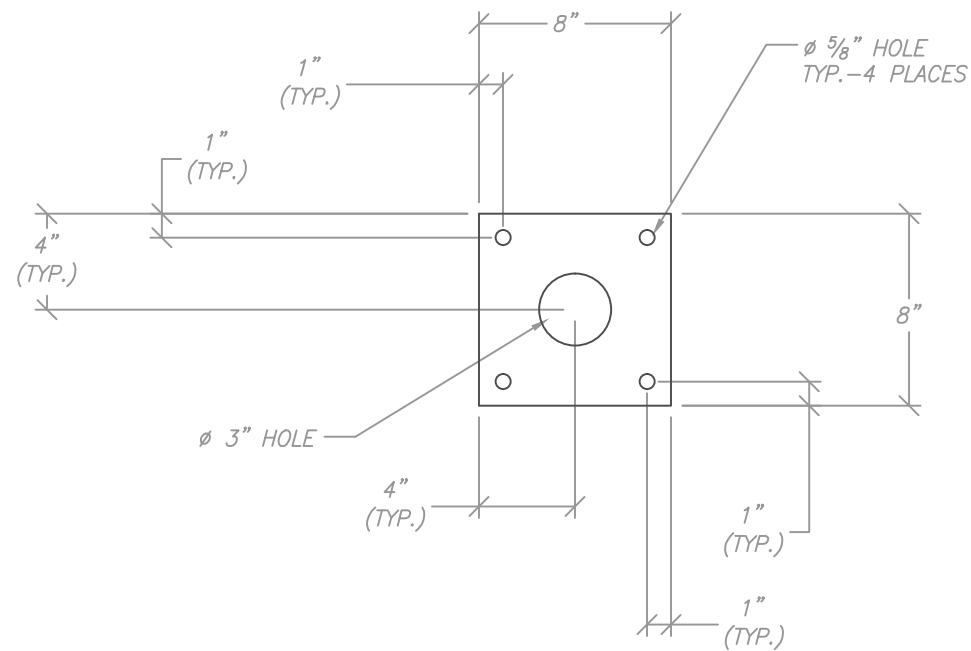
Project Number:	XXXXX
Drawn By:	DEN
Reviewed By:	MW
Date:	3-02-17
Sheet Number:	

Sheet Number:
2 OF 3

CULVER FRANCHISING SYSTEM, INC.
VEHICLE HEIGHT DETECTOR
CONCRETE BASE/MOUNTING PLATE
TOP VIEW

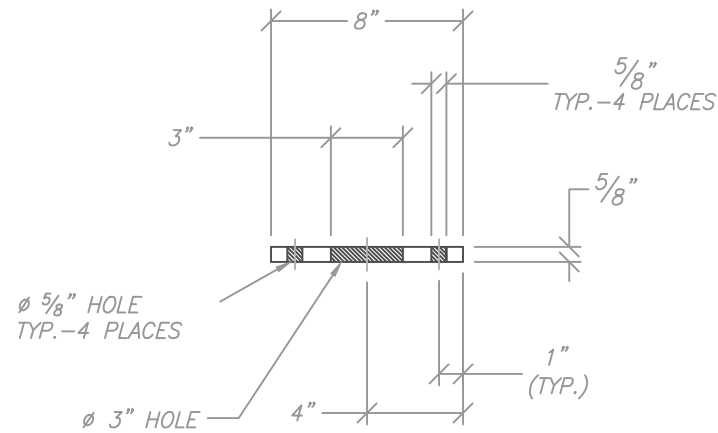
Client:
Culver Franchising
System, Inc.
540 Water Street
Prairie du Sac, WI 53578
p (608) 643-7980

SPRINGFIELD SIGN
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454

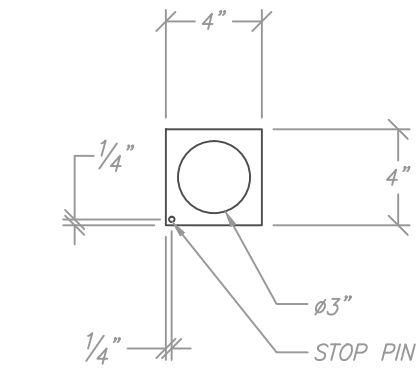


TOP VIEW

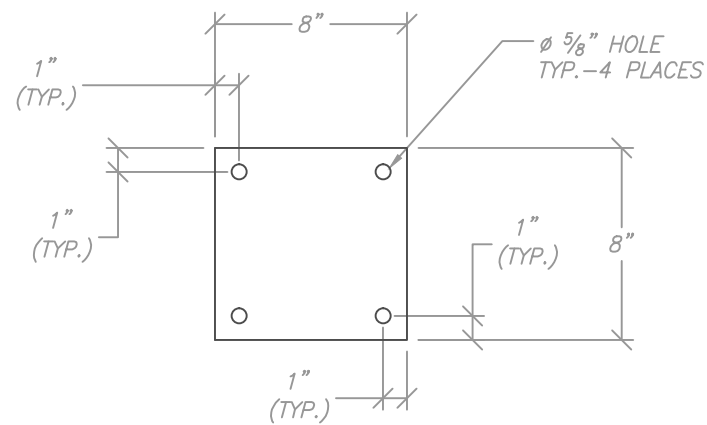
STEEL PLATE-5/8" THICK



SIDE VIEW

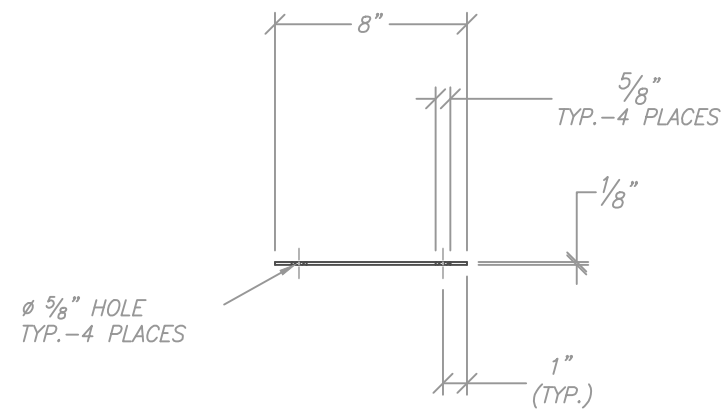


STEEL PLATE-1/4" THICK

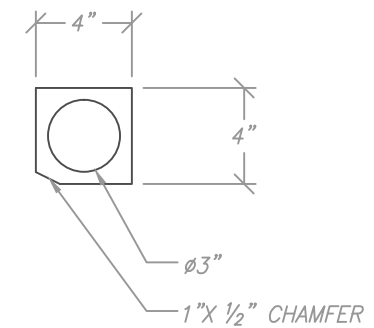


TOP VIEW

STEEL PLATE-1/8" THICK



SIDE VIEW



STEEL PLATE-1/4" THICK

SCALE 1 1/2" = 1'

SPRINGFIELD SIGN
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454

Client:
Culver Franchising
System, Inc.
540 Water Street
Prairie du Sac, WI 53578
p (608) 643-7980

CULVER FRANCHISING SYSTEM, INC.
VEHICLE HEIGHT DETECTOR
STEEL MOUNTING PLATE

Project Number: XXXXX
Drawn By: DEN
Reviewed By: MW
Date: 3-02-17

Sheet Number:
3 OF 3

MB-DT-DD1 EXTERIOR DIGITAL DISPLAY MENU BOARD

HUNTSVILLE, AL

Outdoor Drive-Thru Menu Board - 1 Screen

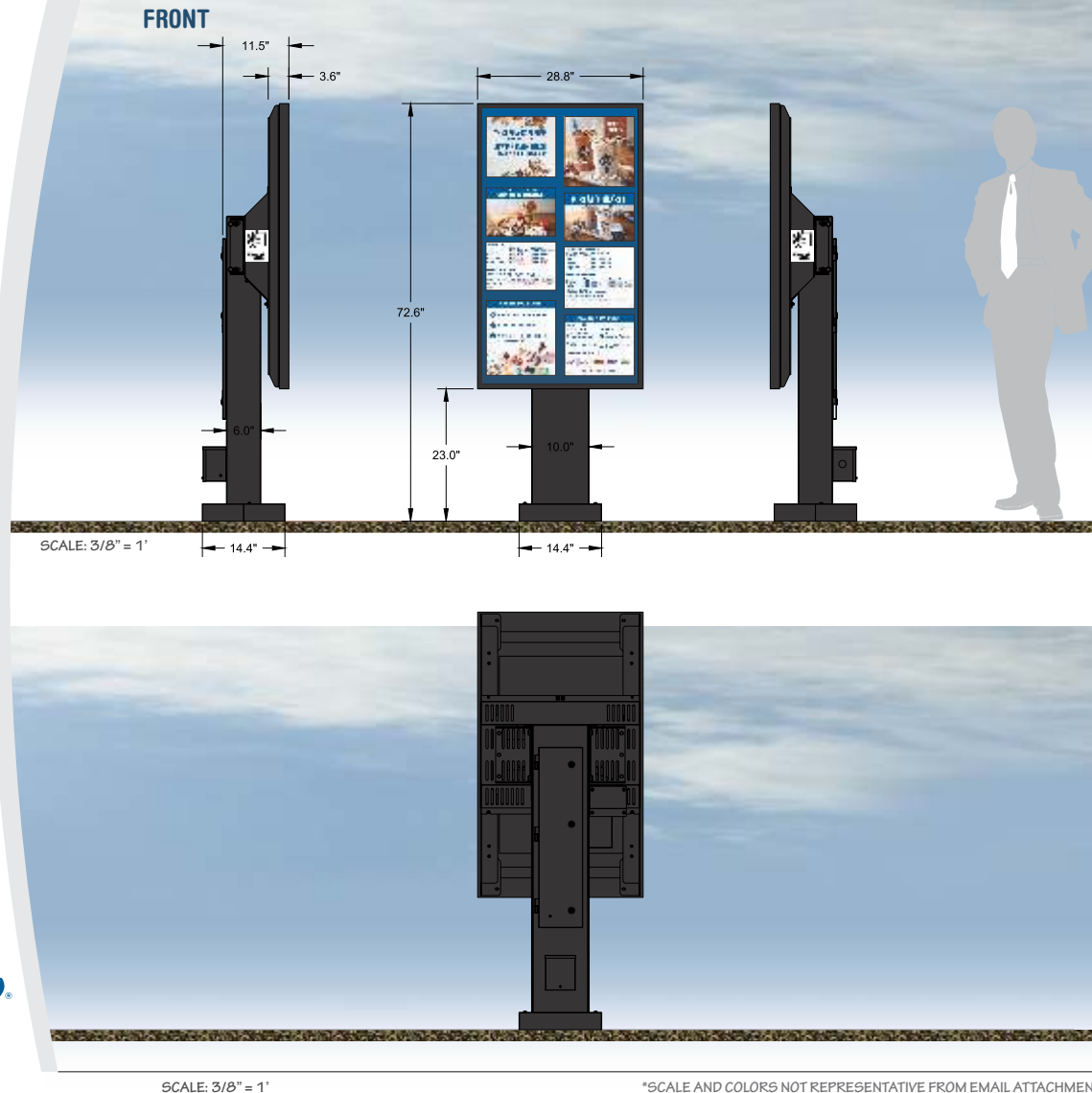
MB-DT-DD1

Standard Menu Board for Drive-Thru Lane

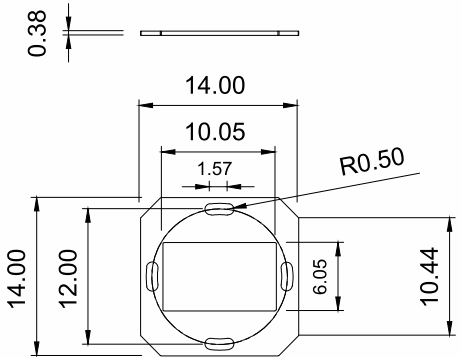
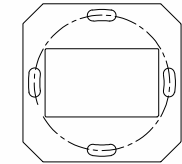
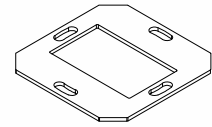
LED Internal Illumination

Digital display option

Culver's



NOTES



SALES PERSON:	DESIGNED BY:	A0:
MARK WESSELL	J KROEGER	64353

DATE CREATED / REVISION HISTORY	
12/12/25 - NEW	

SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

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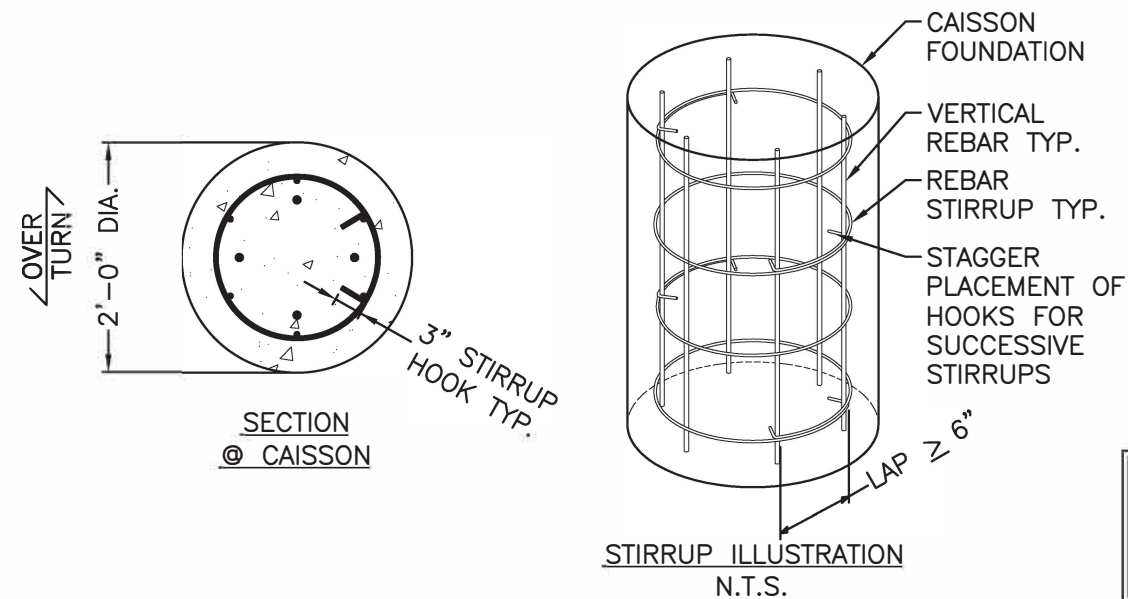
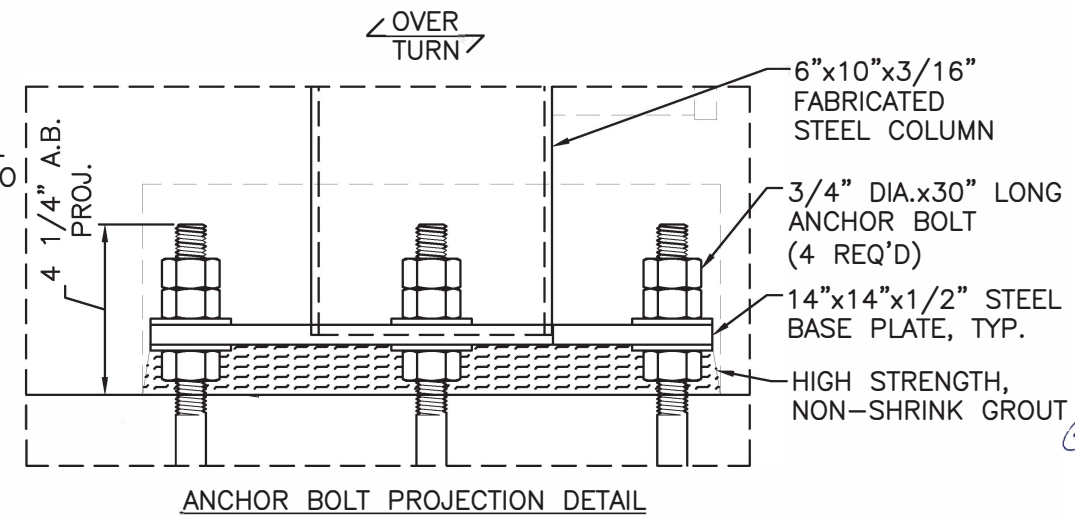
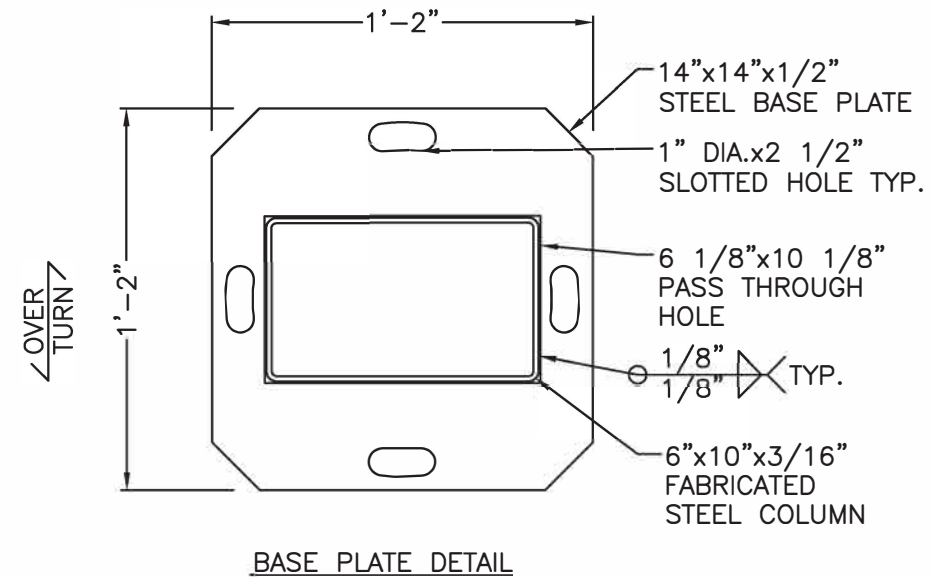
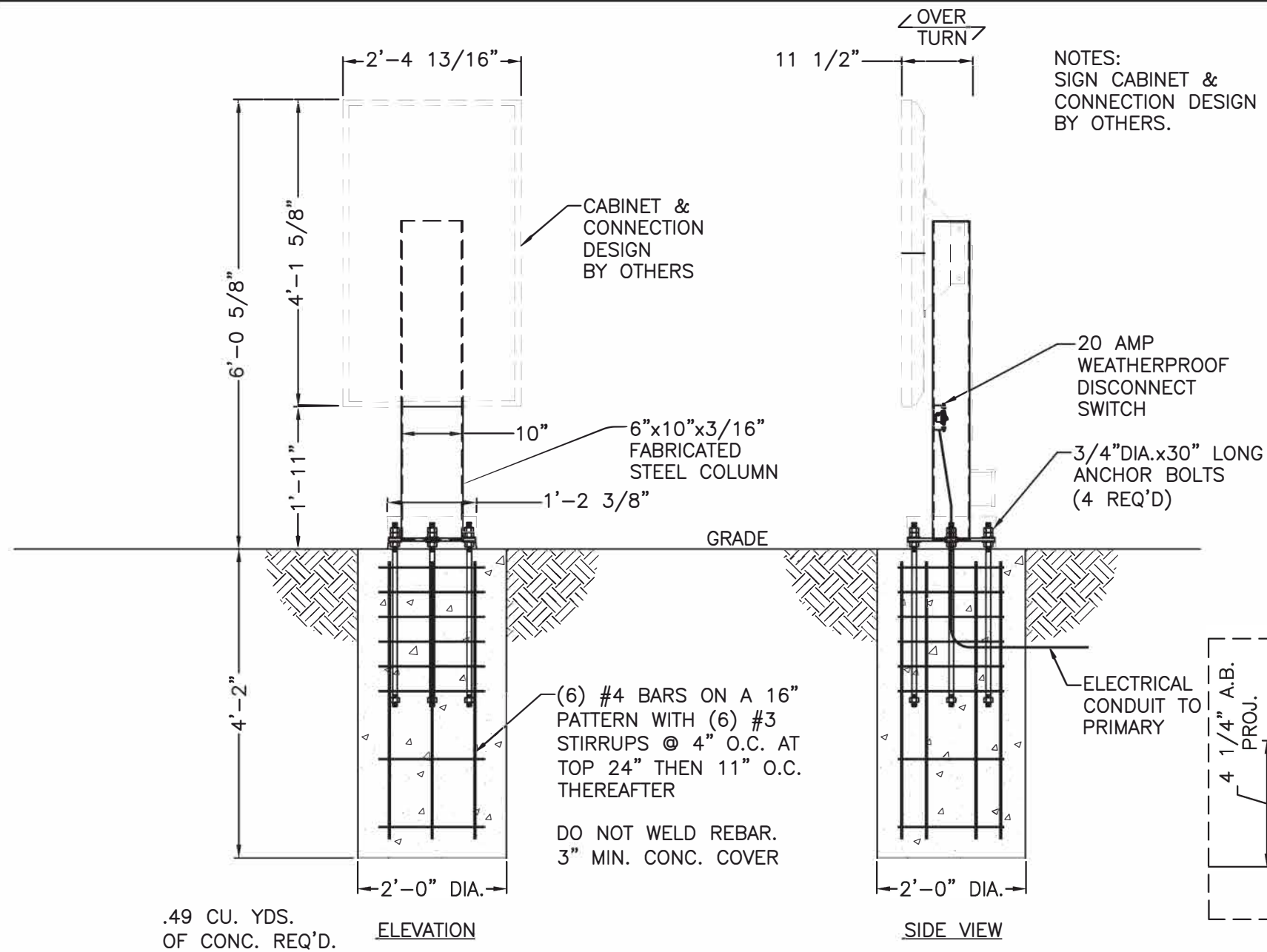
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ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELD SIGN
www.springfieldsign.com



THE SCOPE OF THIS ENGINEER
IS LIMITED TO THE DESIGN OF
THE FOUNDATION & ANCHOR
RODS. ALL OTHER
ASPECTS OF THIS PROJECT
ARE EXPLICITLY EXCLUDED.

ALL PRIMARY WIRING MUST
BE GROUNDED PER ALL
APPLICABLE UL AND NEC
GUIDELINES

PRIMARY ELECTRICAL REQUIREMENTS:

VOLTAGE: 120V
CIRCUITS: (1) 20 AMP REQ'D

ELECTRICAL NOTES:

1. ALL ELECTRICAL COMPONENTS ARE UL LISTED AND APPROVED
2. SIGN GROUNDED ACCORDING TO NEC 600.7
3. SIGNS MANUFACTURED AND LISTED NEC 600.3 AND MARKED PER NEC 600.4
4. ALL BRANCH CIRCUITS PER NEC 600.5(B).1 OR (B).2
5. ALL SIGNS SHALL BE CONTROLLED BY PHOTOCELL OR TIME CLOCK PER NFPA 70, FLORIDA BUILDING CODE (2023), 8TH ED.
6. ONE VISIBLE 20 AMP DISCONNECT PER SIGN PER CIRCUIT PER NEC 600.6(A).1
7. ALL CLASS 2 RATED LED MODULES AND LED POWER SUPPLIES WILL BE IN COMPLIANCE WITH NATIONALLY RECOGNIZED TEST LABORATORY

INSTALLATION ADDRESS:

CLIENT:

SPRINGFIELD SIGN
4825 EAST KEARNEY STREET
SPRINGFIELD, MO 65803
417.862.2454 - FAX: 417.862.1887

REV	DATE	DESCRIPTION
Δ	-/-/-	-----
Δ	-/-/-	-----

All designs and plans indicated on this drawing are created specifically for the noted project and are the sole property of LINK Engineering, LLC. Use of these designs or plans for any purpose other than the intended application shall be prohibited without the written consent of LINK Engineering, LLC. Disclosure of any of the information enclosed within, without consent of the owner, is a violation of intellectual property and shall not be tolerated.

HAILEY VICKERS, P.E.
FLORIDA STATE LICENSE NO.: 92784

This drawing has been digitally signed and sealed by Hailey Vickers, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SEAL & SIGNATURE:

Project Number: 25-0739		Drawing Number:	
SHT. 1	OF 2	DATE:	BY:

NOTICE OF PUBLIC HEARING
TUESDAY, MARCH 24, 2026

BOARD OF TRUSTEES
VILLAGE OF ELM GROVE

WHEREAS, pursuant to Village of Elm Grove Ordinance section §335-75, there will be a public hearing before the Board of Trustees at the Village Hall located at 13600 Juneau Blvd, to consider a rezoning action:

Review and act on Ordinance 2026-05 to rezone an approximate 3.44-acre site at 800 Wall Street (Tax Key 1105997) to the Rm-3 Multiple-Family Residential District from the I-1 Institutional District, consistent with recent amendments to the Zoning Ordinance establishing the Rm-3 District as the appropriate district for the existing community-based residential facility (CBRF) and residential care apartment complex (RCAC) use.

WHEREAS, the land subject to the proposed rezoning listed above is described as:

PARCEL 1 CERT SURV 5703 VOL 46/187 REC AS DOC# 1513698 PT NW1/4 & NE1/4 & SE1/4 SEC 25 T7N R20E :: DOC# 3963363 & DOC# 4185891

WHEREAS, matters of public interest are involved;

NOW THEREFORE, PLEASE TAKE NOTICE, that the Plan Commission will consider this rezoning action at their regularly scheduled meeting on Monday, March 2, 2026 at Village Hall 13600 Juneau Blvd, at 6:00 P.M., and provide a recommendation to the Board of Trustees. The Board of Trustees will then hold a Public Hearing on this matter on March 24, 2026 at Village Hall 13600 Juneau Blvd, at 7:00 P.M.

Any person may comment on the proposed rezoning ordinance during the hearing. A copy of the ordinance may be obtained from Village Hall during the weekday hours of 8:00 a.m. to 4:30 p.m., Monday-Thursday, and 8:00 a.m. to 12:30 p.m. on Friday.

Dated at Elm Grove, Wisconsin this 25th day of February 2026.

Crystal Turner, Village Clerk

Posted Locations: Village Hall, 13600 Juneau Blvd., Village Website
Posted Date: February 25, 2026

STATE OF WISCONSIN WAUKESHA COUNTY VILLAGE OF ELM GROVE

ORDINANCE 2026-05

THE VILLAGE OF ELM GROVE CODE OF ORDINANCES

Review and act on Ordinance 2026-05 to rezone an approximate 3.44-acre site at 800 Wall Street (Tax Key 1105997) to the Rm-3 Multiple-Family Residential District from the I-1 Institutional District, consistent with recent amendments to the Zoning Ordinance establishing the Rm-3 District as the appropriate district for the existing community-based residential facility (CBRF) and residential care apartment complex (RCAC) use

THE VILLAGE BOARD OF THE VILLAGE OF ELM GROVE DO ORDAIN AS FOLLOWS:

Section 1:

WHEREAS, The Board of Trustees approved Ordinances 2025-12 and 2025-13 on February 24, 2026; and,

WHEREAS, Ordinance 2025-12 established the Rm-3 Multiple-Family Residential District to accommodate community-based residential facilities (CBRFs) and residential care apartment complexes (RCACs), as defined in Wis. Stat. ch. 50, as permitted uses, providing supervised residential care, supportive services, or assisted living for eligible residents; and,

WHEREAS, Ordinance 2025-13 amended the I-1 Institutional District to remove CBRFs and RCACs as a conditional use; and,

WHEREAS, the property at 800 Wall Street, owned by ELM GROVE ALF, LLC, is currently zoned I-1 Institutional and has residential units that meet the definition of a CBRF or RCAC; and,

WHEREAS, to ensure the property's use as a CBRF and RCAC facility is permitted by the Village's Zoning Ordinance, the Board of Trustees desire to rezone the property to Rm-3 Multiple-Family Residential; and,

WHEREAS, the proposed rezoning is consistent with the goals, objectives, policies, programs, and initiatives of the Board of Trustees; and,

WHEREAS, the property owner, ELM GROVE ALF, LLC, and properties within 100 feet of 800 Wall Street, were notified of a public hearing before the Board of Trustees to be held on this ordinance on March 24, 2026; and,

WHEREAS, the Plan Commission considered the ordinance to rezone the property at 800 Wall Street at its meeting held on March 2, 2026; and,

WHEREAS, a public hearing was held before the Board of Trustees on March 24, 2026;

NOW, THEREFORE, the Board of Trustees of the Village of Elm Grove do ordain as follows:

Land described as the following:

PARCEL 1 CERT SURV 5703 VOL 46/187 REC AS DOC# 1513698 PT NW1/4 & NE1/4 & SE1/4 SEC 25 T7N R20E
:: DOC# 3963363 & DOC# 4185891

52
53 All said lands lying and being in the Village of Elm Grove, County of Waukesha, State of Wisconsin.
54
55 Is hereby rezoned from the I-1 Institutional District to the Rm-3 Multiple-Family Residential District.
56
57 **Section 2:** This ordinance shall take effect and be in full force from and after its passage and publication by
58 posting.
59 Passed and approved this _____ day of _____, 20_____.
60
61 VILLAGE OF ELM GROVE
62
63
64 By: _____
65 Jim Koleski, Village President
66 ATTEST:
67 _____
68 Crystal Turner, Village Clerk/Deputy Treasurer

March 3, 2026



PETER R SHERMAN AND KATHLEEN S SHERMAN
13050 W BLUEMOUND RD UNIT 106
ELM GROVE, WI 53122-2658

Re: Official Public Hearing Notice

By: Village of Elm Grove

Date and Time: March 24, 2025 at 7:00 p.m.

Location: Village Hall
13600 Juneau Blvd
Elm Grove, WI 53122

Dear Property Owner:

This letter is to inform you that the Board of Trustees will hold a public hearing to consider the following action:

Review and act on Ordinance 2026-05 to rezone an approximate 3.44-acre site at 800 Wall Street (Tax Key 1105997) to the Rm-3 Multiple-Family Residential District from the I-1 Institutional District, consistent with recent amendments to the Zoning Ordinance establishing the Rm-3 District as the appropriate district for the existing community-based residential facility (CBRF) and residential care apartment complex (RCAC) use.

The land subject to the proposed rezoning listed above is described as:

PARCEL 1 CERT SURV 5703 VOL 46/187 REC AS DOC# 1513698 PT NW1/4 & NE1/4 & SE1/4 SEC 25 T7N R20E :: DOC# 3963363 & DOC# 4185891

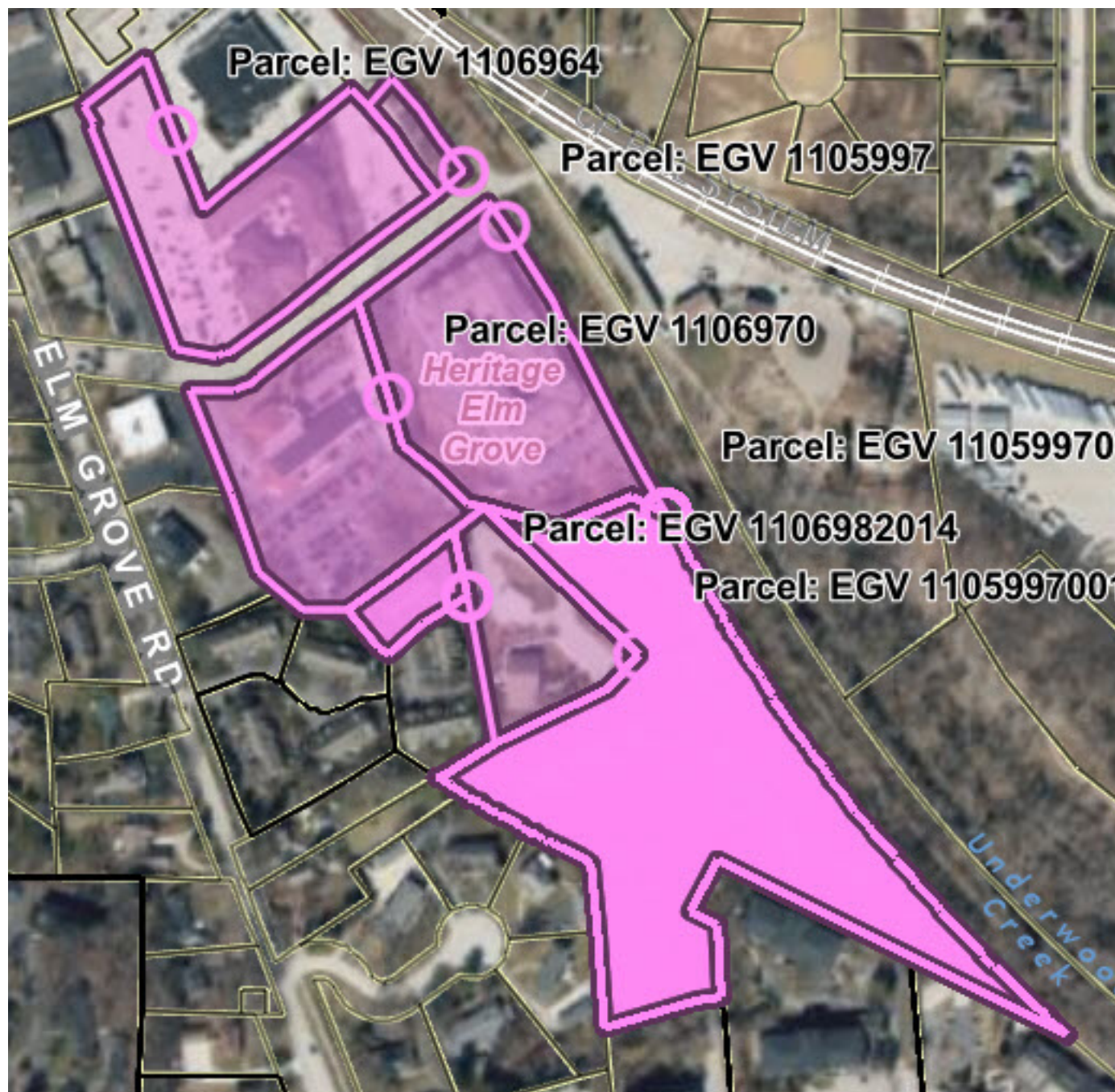
Any person may comment on the proposed rezoning ordinance during the hearing. A copy of the ordinance may be obtained from Village Hall during the weekday hours of 8:00 a.m. to 4:30 p.m., Monday-Thursday, and 8:00 a.m. to 12:30 p.m. on Friday.

If you should have any questions or comments regarding this letter, please do not hesitate to contact me at esowl@elmgrovewi.org or 262-782-6700.

Sincerely,

A handwritten signature in black ink, appearing to read "Ethan Sowl". The signature is fluid and cursive, with the first name "Ethan" being more prominent than the last name "Sowl".

Ethan Sowl,
Assistant Village Manager / Zoning & Planning Administrator



Tax Key	Site Address	Full Owner Name	Mailing Address Line 1	Mailing Address Line 2
EGV 1105997098	13050 W BLUEMOUND RD UNIT 302	JEROLD FENNELL AND NANCY FENNELL	13050 W BLUEMOUND RD UNIT 302	ELM GROVE, WI 53122
EGV 1105997111	13050 W BLUEMOUND RD UNIT 107	GERALD L OTTE	13050 W BLUEMOUND RD UNIT 107	ELM GROVE, WI 53122
EGV 1105997069	13060 W BLUEMOUND RD UNIT 308	TAYLOR M JENKINS	13060 W BLUEMOUND RD UNIT 308	ELM GROVE, WI 53122-2655
EGV 1105997032	13070 W BLUEMOUND RD UNIT 306	BARBARA LYNN LODDE	13070 W BLUEMOUND RD UNIT 306	ELM GROVE, WI 53122-2694
EGV 1105997063	13060 W BLUEMOUND RD UNIT 302	JAMES J MURPHY AND MARY C PATRICK	13060 W BLUEMOUND RD #302	ELM GROVE, WI 53122
EGV 1105997072	13060 W BLUEMOUND RD UNIT 311	JOHN C BERGER	13060 W BLUEMOUND RD UNIT 311	ELM GROVE, WI 53122-2655
EGV 1105997076	13050 W BLUEMOUND RD UNIT 103	ERIC BOEHM	13050 W BLUEMOUND RD UNIT 103	ELM GROVE, WI 53122-2658
EGV 1105997078	13050 W BLUEMOUND RD UNIT 106	PETER R SHERMAN AND KATHLEEN S SHERMAN	13050 W BLUEMOUND RD UNIT 106	ELM GROVE, WI 53122-2658
EGV 1105997052	13060 W BLUEMOUND RD UNIT 203	DOROTHY E COAKLEY REVOCABLE TRUST OF 2005	13060 W BLUEMOUND RD UNIT 203	ELM GROVE, WI 53122-2697
EGV 1105997023	13070 W BLUEMOUND RD UNIT 209	LISA HO LEON	13070 W BLUEMOUND RD UNIT 209	ELM GROVE, WI 53122-2693
EGV 1105997089	13050 W BLUEMOUND RD UNIT 205	JOSEPH TOSCANO	13050 W BLUEMOUND RD UNIT 205	ELM GROVE, WI 53122-2658
EGV 1106982014	734 ELM GROVE RD	GWEN M MEDVED AND ROBERT MEDVED	734 ELM GROVE RD	ELM GROVE, WI 53122-2516
EGV 1105997004	13070 W BLUEMOUND RD UNIT 101	ALEXANDER SETZER	13070 W BLUEMOUND RD UNIT 101	ELM GROVE, WI 53122-2693
EGV 1105997026	13070 W BLUEMOUND RD UNIT 212	KATHLEEN BRENNAN	13070 W BLUEMOUND RD UNIT 212	ELM GROVE, WI 53122-2694
EGV 1105997061	13060 W BLUEMOUND RD UNIT 212	WENDY SIMONICH	13060 W BLUEMOUND RD UNIT 212	ELM GROVE, WI 53122-2655
EGV 1105997075	13050 W BLUEMOUND RD UNIT 102	CAROL J MAY FAMILY TRUST	13050 W BLUEMOUND RD #102	ELM GROVE, WI 53122
EGV 1105997060	13060 W BLUEMOUND RD UNIT 211	PETER S STEFANIAK AND TERRY M STEFANIAK REVOCABLE	13060 W BLUEMOUND RD UNIT 211	ELM GROVE, WI 53122-2655
EGV 1105997008	13070 W BLUEMOUND RD UNIT 106	ELIZABETH J VOLLBRECHT TRUST	13070 W BLUEMOUND RD UNIT 106	ELM GROVE, WI 53122-2693
EGV 1105997014	13070 W BLUEMOUND RD UNIT 112	JUDITH J HERMANN	13070 W BLUEMOUND RD UNIT 112	ELM GROVE, WI 53122-2693
EGV 1105997103	13050 W BLUEMOUND RD UNIT 307	SUSANNE MICHALSKI	13050 W BLUEMOUND RD UNIT 307	ELM GROVE, WI 53122-2660
EGV 1105997109	13060 W BLUEMOUND RD UNIT 107	RACHEL K HEISE	13060 W BLUEMOUND RD UNIT 107	ELM GROVE, WI 53122
EGV 1105997057	13060 W BLUEMOUND RD UNIT 208	ZHOUHONG SHI AND LING SUN	13060 W BLUEMOUND RD UNIT 208	ELM GROVE, WI 53122-2697
EGV 1105997088	13050 W BLUEMOUND RD UNIT 204	TODD S AND MARY M NICHOL REVOCABLE TRUST	13050 W BLUEMOUND RD UNIT 204	ELM GROVE, WI 53122-2658
EGV 1105997086	13050 W BLUEMOUND RD UNIT 202	JO ANN SCHALK	13050 W BLUEMOUND RD UNIT 202	ELM GROVE, WI 53122-2658
EGV 1105997040	13060 W BLUEMOUND RD UNIT 102	MIRACLE TRUST	13060 W BLUEMOUND RD UNIT 102	ELM GROVE, WI 53122-2697
EGV 1105997028	13070 W BLUEMOUND RD UNIT 302D	SUSAN E CUTSFORTH	13070 W BLUEMOUND RD UNIT 302D	ELM GROVE, WI 53122-2694
EGV 1105997042	13060 W BLUEMOUND RD UNIT 104	ILONA W KUCTA SURVIVOR'S TRUST	13655 PARK CIR N	ELM GROVE, WI 53122-2558
EGV 1105997066	13060 W BLUEMOUND RD UNIT 305	TERRY L SOUSEK AND KRISTINE M SOUSEK	13060 W BLUEMOUND RD UNIT 305	ELM GROVE, WI 53122-2655
EGV 1105997092	13050 W BLUEMOUND RD UNIT 208	JILL A TUCKER	13050 W BLUEMOUND RD UNIT 208	ELM GROVE, WI 53122
EGV 1105997110	13060 W BLUEMOUND RD UNIT 108	DEBRA J MURPHY	13060 W BLUEMOUND RD UNIT 108	ELM GROVE, WI 53122-2697
EGV 1105997037	13070 W BLUEMOUND RD UNIT 311	JOAN C ARVEDSON	13070 W BLUEMOUND RD UNIT 311	ELM GROVE, WI 53122-2694
EGV 1105997011	13070 W BLUEMOUND RD UNIT 109	NADINE DROBAC	13070 W BLUEMOUND RD UNIT 109	ELM GROVE, WI 53122-2693
EGV 1105997074	13050 W BLUEMOUND RD UNIT 101	ANTHONY J LANSE	13050 W BLUEMOUND RD #101	ELM GROVE, WI 53122
EGV 1105997059	13060 W BLUEMOUND RD UNIT 210	JORDEEN A GRANSEE	13060 W BLUEMOUND RD UNIT 210	ELM GROVE, WI 53122-2655
EGV 1105997	800 WALL ST	ELM GROVE ALF LLC	7901 W NATIONAL AVE STE C	WEST ALLIS, WI 53214-4568
EGV 1105997094	13050 W BLUEMOUND RD UNIT 210	MARCELLA L BENZ	13050 W BLUEMOUND RD UNIT 210	ELM GROVE, WI 53122-2660
EGV 1105997067	13060 W BLUEMOUND RD UNIT 306	KAREN T LENGELL	13060 W BLUEMOUND RD UNIT 306	ELM GROVE, WI 53122-2655
EGV 1105997055	13060 W BLUEMOUND RD UNIT 206	GREGORY HAMACHER	13060 W BLUEMOUND RD UNIT 206	ELM GROVE, WI 53122-2697
EGV 1105997102	13050 W BLUEMOUND RD UNIT 306	JEFFREY MARCINIAK	13050 W BLUEMOUND RD UNIT 306	ELM GROVE, WI 53122-2660
EGV 1105997033	13070 W BLUEMOUND RD UNIT 307	JOHN G KUNATH	13070 W BLUEMOUND RD UNIT 307	ELM GROVE, WI 53122-2694
EGV 1105997029	13070 W BLUEMOUND RD UNIT 303	JUNE R MOBERLY	13070 W BLUEMOUND RD UNIT 303	ELM GROVE, WI 53122-2694
EGV 1106982012	730 ELM GROVE RD	RAE MAYER AND MICHAEL MAYER TRUST	730 ELM GROVE RD	ELM GROVE, WI 53122-2516

EGV 1105997079	13050 W BLUEMOUND RD UNIT 109	KARA M JOHNSON	24 CRYSTAL CT	MORTON, IL 61550-1177
EGV 1105997043	13060 W BLUEMOUND RD UNIT 106	SUSAN B HOLLY	13060 W BLUEMOUND RD UNIT 106	ELM GROVE, WI 53122-2697
EGV 1105997009	13070 W BLUEMOUND RD UNIT 107	BARBARA A GABOR	13070 W BLUEMOUND RD UNIT 107	ELM GROVE, WI 53122-2693
EGV 1105997065	13060 W BLUEMOUND RD UNIT 304	JUDITH A LAFOND AND BEVERLY A KREUL	13060 W BLUEMOUND RD UNIT 304	ELM GROVE, WI 53122-2655
EGV 1105997024	13070 W BLUEMOUND RD UNIT 210	FLOYD R HENDRICKS AND DEBORAH E HENDRICKS	13070 W BLUEMOUND RD UNIT 210	ELM GROVE, WI 53122-2694
EGV 1105997050	13060 W BLUEMOUND RD UNIT 201	JOSEPH R PARK	5317 INVERRARY DR	PLANO, TX 75093-4146
EGV 1105997064	13060 W BLUEMOUND RD UNIT 303	PEGGY J WITHEROW	13060 W BLUEMOUND RD UNIT 303	ELM GROVE, WI 53122-2655
EGV 1105997051	13060 W BLUEMOUND RD UNIT 202	LISA J BLOCK	13060 W BLUEMOUND RD UNIT 202	ELM GROVE, WI 53122-2697
EGV 1105997036	13070 W BLUEMOUND RD UNIT 310	KELLY HENDZEL	13070 W BLUEMOUND RD UNIT 310	ELM GROVE, WI 53122
EGV 1105997071	13060 W BLUEMOUND RD UNIT 310	STEPHANIE A MILLER	13060 W BLUEMOUND RD UNIT 310	ELM GROVE, WI 53122-2696
EGV 1105997113	13050 W BLUEMOUND RD UNIT 105	JULIA CANTIERI	13050 W BLUEMOUND RD UNIT 105	ELM GROVE, WI 53122-2658
EGV 1105997068	13060 W BLUEMOUND RD UNIT 307	MARY K KEENAN	13060 W BLUEMOUND RD UNIT 307	ELM GROVE, WI 53122
EGV 1105997016	13070 W BLUEMOUND RD UNIT 202	YVETTE M BROESKE	13070 W BLUEMOUND RD UNIT 202	ELM GROVE, WI 53122-2693
EGV 1105997022	13070 W BLUEMOUND RD UNIT 208	SUSAN M CIEMINSKI	13070 W BLUEMOUND RD UNIT 208	ELM GROVE, WI 53122-2693
EGV 1105997073	13060 W BLUEMOUND RD UNIT 312	WITKOWSKI TRUST FBO GERALD & DOLORES WITKOWSKI	13060 W BLUEMOUND RD UNIT 312	ELM GROVE, WI 53122
EGV 1105997025	13070 W BLUEMOUND RD UNIT 211	JENNIFER A SINGSON	13070 W BLUEMOUND RD UNIT 211	ELM GROVE, WI 53122-2694
EGV 1105997001	750 WALL ST	CHAMPION PROPERTY 87TH LLC	2020 W LAYTON AVE	MILWAUKEE, WI 53221-2797
EGV 1105997087	13050 W BLUEMOUND RD UNIT 203	KATHRYN E STAPLETON	13050 W BLUEMOUND RD UNIT 203	ELM GROVE, WI 53122-2658
EGV 1105997034	13070 W BLUEMOUND RD UNIT 308	CHRISTINE M LAYNE	13070 W BLUEMOUND RD UNIT 308	ELM GROVE, WI 53122
EGV 1105997099	13050 W BLUEMOUND RD UNIT 303	REVOCABLE LIVING TRUST OF CARL L MARZOLF	W237N4226 FARM FIELD CIR	PEWAUKEE, WI 53072-1127
EGV 1105997105	13050 W BLUEMOUND RD UNIT 309	CAROL CANNON LIVING TRUST	13050 W BLUEMOUND RD UNIT 309	ELM GROVE, WI 53122-2660
EGV 1105997039	13060 W BLUEMOUND RD UNIT 101	MARY JOY KASUN REVOCABLE TRUST	13060 W BLUEMOUND RD UNIT 101	ELM GROVE, WI 53122-2660
EGV 1105997085	13050 W BLUEMOUND RD UNIT 201	JOSEPH KENNETH AND PATRICIA M SIBERZ REVOCABLE	13050 W BLUEMOUND RD UNIT 201	ELM GROVE, WI 53122-2658
EGV 1105997097	13050 W BLUEMOUND RD UNIT 301	JILL D LANDREE	13050 W BLUEMOUND RD UNIT 301	ELM GROVE, WI 53122-2660
EGV 1105997100	13050 W BLUEMOUND RD UNIT 304	MATTHEW S KULT AND CYNTHIA T TAKANASHI	13050 W BLUEMOUND RD UNIT 304	ELM GROVE, WI 53122-2660
EGV 1105997112	13050 W BLUEMOUND RD UNIT 108	JEAN M SCHNEIDER	13050 W BLUEMOUND RD UNIT 108	ELM GROVE, WI 53122-2658
EGV 1105997012	13070 W BLUEMOUND RD UNIT 110	OXFORD HOLDING INC	18210 PRAIRIE FALCON LN	BROOKFIELD, WI 53045-6317
EGV 1105997077	13050 W BLUEMOUND RD UNIT 104	CHARLES & NANCY WILKIE REVOCABLE TRUST	13050 W BLUEMOUND RD UNIT 104	ELM GROVE, WI 53122-2658
EGV 1106970	700 WALL ST	ELM GROVE PLAYERS	PO BOX 2	ELM GROVE, WI 53122-0002
EGV 1105997070	13060 W BLUEMOUND RD UNIT 309	MARY ANN HORKY	13060 W BLUEMOUND RD UNIT 309	ELM GROVE, WI 53122
EGV 1105997005	13070 W BLUEMOUND RD UNIT 102	MARK A GOHLKE AND RITA GOHLKE	13070 W BLUEMOUND RD UNIT 102	ELM GROVE, WI 53122-2693
EGV 1105997104	13050 W BLUEMOUND RD UNIT 308	YIHE GUO AND XIAOLAN CHEN	13050 W BLUEMOUND RD UNIT 308	ELM GROVE, WI 53122-2660
EGV 1105997038	13070 W BLUEMOUND RD UNIT 312	BARBARA A KASDORF & CLIFFORD P KASDORF 2006	13070 W BLUEMOUND RD UNIT 312	ELM GROVE, WI 53122-2694
EGV 1105997013	13070 W BLUEMOUND RD UNIT 111	RICHARD F BULGRIN REVOCABLE TRUST	13070 W BLUEMOUND RD UNIT 111	ELM GROVE, WI 53122-2693
EGV 1105997106	13050 W BLUEMOUND RD UNIT 310	EDWARD GRANITZ AND LAURIE S GRANITZ	13050 W BLUEMOUND RD UNIT 310	ELM GROVE, WI 53122-2660
EGV 1106982013	732 ELM GROVE RD	VINCENT KOEHLER AND RUTH KOEHLER	732 ELM GROVE RD	ELM GROVE, WI 53122
EGV 1105997101	13050 W BLUEMOUND RD UNIT 305	PATRICIA A SCHRECK	13050 W BLUEMOUND RD UNIT 305	ELM GROVE, WI 53122-2660
EGV 1105997031	13070 W BLUEMOUND RD UNIT 305	CMP 2003 LIVING TRUST	105 LINKSIDE DR	TAYLORS, SC 29687-6611
EGV 1105997010	13070 W BLUEMOUND RD UNIT 108	GEORGE DEMOLAS AND ELLEN DEMOLAS	13070 W BLUEMOUND RD UNIT 108	ELM GROVE, WI 53122-2693
EGV 1105997006	13070 W BLUEMOUND RD UNIT 103	SANDRA E FORBES	13070 W BLUEMOUND RD UNIT 103	ELM GROVE, WI 53122-2693
EGV 1106964	890 ELM GROVE RD	VILLAGE COURT LLC	100 MAPLE PARK BLVD STE 104	ST CLAIR SHORES, MI 48081-2254
EGV 1105997018	13070 W BLUEMOUND RD UNIT 204	KOJIS FAMILY REVOCABLE TRUST	13070 W BLUEMOUND RD UNIT 204	ELM GROVE, WI 53122-2693
EGV 1105997015	13070 W BLUEMOUND RD UNIT 201	THERESA M VAN GOETHEM	13070 W BLUEMOUND RD UNIT 201	ELM GROVE, WI 53122-2693

EGV 1105997020	13070 W BLUEMOUND RD UNIT 206	RUTH A TSAKONAS	13070 W BLUEMOUND RD UNIT 206	ELM GROVE, WI 53122-2693
EGV 1105997044	13060 W BLUEMOUND RD UNIT 109	JAMES H SCHROEDER	13060 W BLUEMOUND RD UNIT 109	ELM GROVE, WI 53122-2697
EGV 1105997030	13070 W BLUEMOUND RD UNIT 304	CONNIE L DECRISTOFORO	13070 W BLUEMOUND RD UNIT 304	ELM GROVE, WI 53122
EGV 1105997035	13070 W BLUEMOUND RD UNIT 309	BONNIE J BERTRAM	13070 W BLUEMOUND RD UNIT 309	ELM GROVE, WI 53122-2694
EGV 1105997017	13070 W BLUEMOUND RD UNIT 203	JOHN F BLAU	13070 W BLUEMOUND RD UNIT 203	ELM GROVE, WI 53122-2693
EGV 1105997045	13060 W BLUEMOUND RD UNIT 110	RANDALL B SCHOEN	13060 W BLUEMOUND RD UNIT 110	ELM GROVE, WI 53122-2697
EGV 1105997062	13060 W BLUEMOUND RD UNIT 301	CHRISTOPHER A PEPPAS	13060 W BLUEMOUND RD UNIT 301	ELM GROVE, WI 53122-2655
EGV 1105997058	13060 W BLUEMOUND RD UNIT 209	YONGXIA WU	13060 W BLUEMOUND RD UNIT 209	ELM GROVE, WI 53122-2697
EGV 1105997093	13050 W BLUEMOUND RD UNIT 209	MATTHEW A PRAHLOW AND JANE C PRAHLOW	13050 W BLUEMOUND RD UNIT 209	ELM GROVE, WI 53122
EGV 1105997041	13060 W BLUEMOUND RD UNIT 103	SANDRA L BECHINA REVOCABLE LIVING TRUST	13060 W BLUEMOUND RD UNIT 103	ELM GROVE, WI 53122-2697
EGV 1105997007	13070 W BLUEMOUND RD UNIT 104	FARZANA K RAZVI AND SYED K RAZVI	13070 W BLUEMOUND RD UNIT 104	ELM GROVE, WI 53122-2693
EGV 1105997054	13060 W BLUEMOUND RD UNIT 205	DESPINA E PAPAGEORGE	13060 W BLUEMOUND RD UNIT 205	ELM GROVE, WI 53122-2697
EGV 1105997091	13050 W BLUEMOUND RD UNIT 207	ATIS PURINS AND JANICE L PURINS	13050 W BLUEMOUND RD UNIT 207	ELM GROVE, WI 53122-2658
EGV 1105997046	13060 W BLUEMOUND RD UNIT 111	KATHLEEN LUNZ TRUST	13060 W BLUEMOUND RD UNIT 111	ELM GROVE, WI 53122
EGV 1105997027	13070 W BLUEMOUND RD UNIT 301	KATHLEEN ANN LOMBARD REVOCABLE TRUST	3336 BOSIE RUN	THE VILLAGES, FL 32163-2811
EGV 1105997019	13070 W BLUEMOUND RD UNIT 205	LINDA A HASS	13070 W BLUEMOUND RD UNIT 205	ELM GROVE, WI 53122
EGV 1105997053	13060 W BLUEMOUND RD UNIT 204	MARY P ZERKEL REVOCABLE TRUST	13060 W BLUEMOUND RD UNIT 204	ELM GROVE, WI 53122-2697
EGV 1105997021	13070 W BLUEMOUND RD UNIT 207	BARBARA K MANCINI LIVING TRUST	13070 W BLUEMOUND RD UNIT 207	ELM GROVE, WI 53122-2693
EGV 1105997056	13060 W BLUEMOUND RD UNIT 207	DEBRA M PAWLAK	13060 W BLUEMOUND RD UNIT 207	ELM GROVE, WI 53122
EGV 1105997090	13050 W BLUEMOUND RD UNIT 206	LORA A ROSENBAUM	13050 W BLUEMOUND RD UNIT 206	ELM GROVE, WI 53122-2658
EGV 1105997047	13060 W BLUEMOUND RD UNIT 112	JOANN LUTZ	13060 W BLUEMOUND RD UNIT 112	ELM GROVE, WI 53122-2697