Village of Elm Grove Comprehensive Plan

November 2007

**COMMERCIAL / MANUFACTURING LAND USES**

- Village Boundary
- Downtown Design District Overlay
- Tax Incremental Finance District (TIF)
- Commercial Retail
- Commercial Office (Lo-Rise)
- Commercial Office (Mid-Rise)
- Commercial-Mixed Use
- Commercial-Institutional
- Manufacturing and Shipping
- Vacant Commercial Parcel

Map 2

Scale in Feet

0 500 1,000 2,000 3,000
Environmental Corridors and Isolated Natural Resource Areas illustrated in this map have been delineated in 2000 by SEWRPC. Configuration of the corridor boundaries is susceptible to change upon redelineation of the floodplain boundaries.

*FEMA Floodplain boundary will be reconfigured following approval by the Federal Emergency Management Agency.
Properties of historic interest have been identified in the Wisconsin Architecture and History Inventory (AHI) published by the Wisconsin State Historic Society (1992). Such designation is not regulatory in nature, and in no way restricts redevelopment or alteration of a property. A listing of properties included in the AHI are published in the Appendix of this Plan.
This map illustrates zoning districts relevant to permitted and conditional land use types. Zoning overlay districts are not portrayed on this map.
Environmental Corridors and Isolated Natural Resource Areas were delineated in 2000 by SEWRPC. Configuration of the corridors is susceptible to change upon redelineation of the floodplain boundaries.
It is anticipated that a significant portion of the downtown area will be removed from the floodplain limits upon reconfiguration of the floodplain boundary, as determined by FEMA. Reinvestment of properties within the downtown area will largely depend on this factor.
Village Boundary

EXISTING CONDITIONS

- Arterial Street
- Collector Street
- Local Street
- Stop Controlled Approach
- All-way Stop Controlled Approach
- Signalized Intersection
- Gated Rail Crossing
- Milwaukee Co. Transit Bus Stop
- Milwaukee Co. Transit Route
- Railroad (Active)
- Railroad (Non-active)
- Downtown Design Overlay District

POSSIBLE FUTURE MODIFICATIONS

- Roadway Jurisdictional Transfer per Adopted Regional Transportation System Plan 2035 (SEWRPC)
- Roadway Extension per Adopted Regional Transportation System Plan 2035 (SEWRPC)

* BRIDGE RECONSTRUCTION (Watertown Plank Road) is programmed in the Village Capital Budget for year 2010, subject to funding consideration by the Wisconsin Department of Transportation.
1. Tonawanda Elementary School
2. Pilgrim Park Middle School
3. St. Mary's Catholic School
4. Elm Grove Lutheran School
5. Village Park
6. Native Plant Area
7. Southeast Stormwater Detention Facility
8. Western Racquet Club
9. Elm Grove Woman's Club
10. Elm Grove Lutheran Church & Child Care Center
11. Community United Methodist Church
12. St. Edmunds Episcopal Church & Child Care Center
13. St. Mary's Catholic Church
14. School Sisters of Notre Dame
15. Elm Grove Public Library
16. Village Hall 
Fire / Police / Emergency Medical Services
17. Department of Public Works Yard
18. US Post Office
19. Premier Ecole Preschool Daycare