

EXHIBIT 16 – Single-Family Preliminary Plats

PRELIMINARY PLAT OF RED BARN

- Approving/Objeeting Agencies:
- Village of Elm Grove (Approving)
 - Department of Administration (Approving)
 - Waukesha County Department of Parks and Land Use (Objeeting)

- Planned Development Overlay, RS-3 underlying zoning:
- Minimum Lot Area= 14,000 S.F.
 - Street Yard Setback= Red Barn Ln. 50' Stephen Pl. & Watertown Plank Rd. 30'
 - Side Yard Setback= 10'
 - Rear Yard Setback= 25'
 - Max building footprint area= no greater than 30% of lot area

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

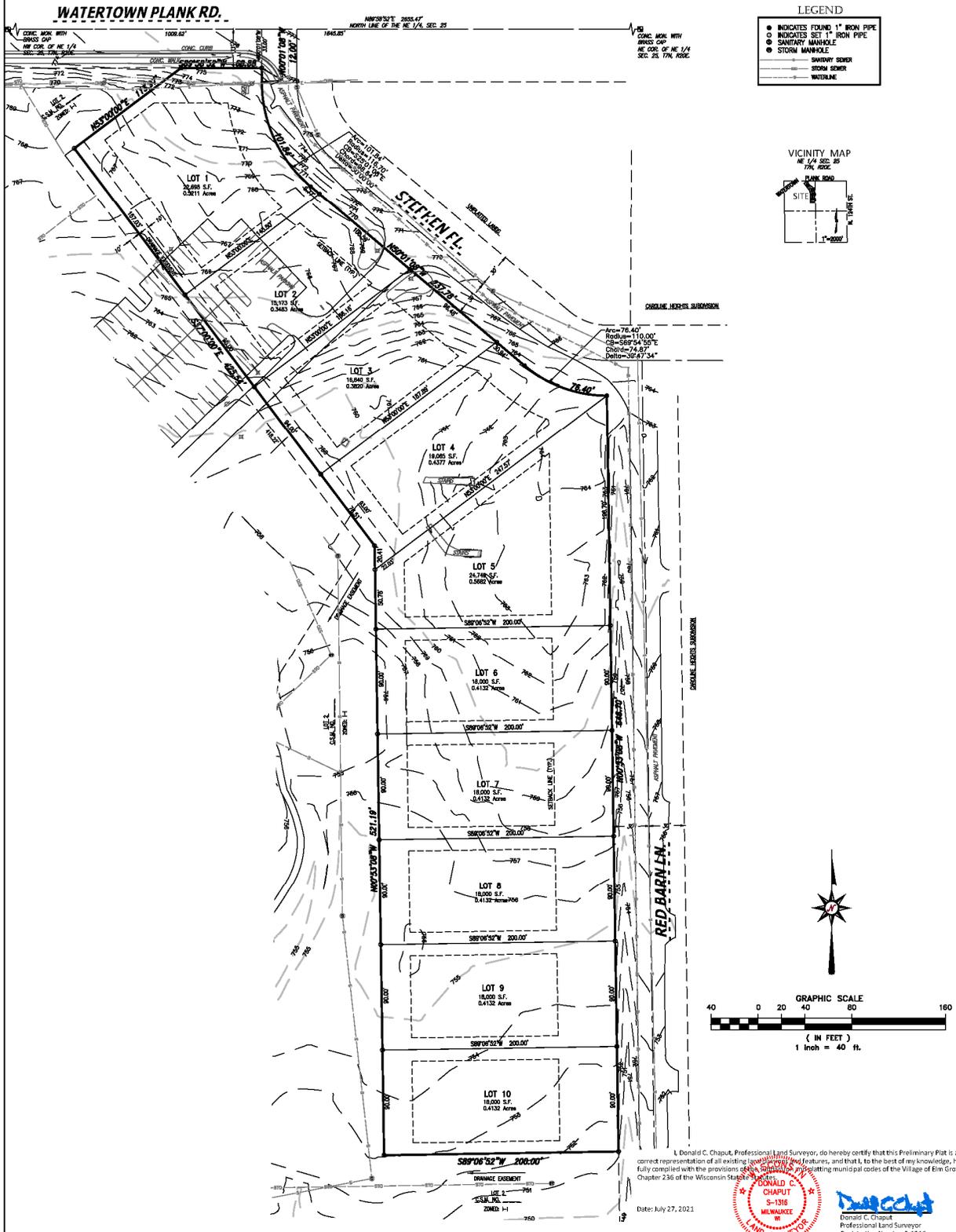
A subdivision of Lot 1 of Certified Survey Map No. _____ being a Part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, Town 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin.

Owner: Mandel Group Properties LLC
330 E. Kibbourn Ave.
Suite 520 South
Milwaukee, WI, 53202

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

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

Surveyor: Chaput Land Surveys
234 West Florida Street
Suite 300
Milwaukee, WI, 53204



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

Date: July 27, 2021



Date	Revision description

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