

VILLAGE OF ELM GROVE

13600 Juneau Boulevard
Elm Grove, WI 53122

PLAN COMMISSION MEETING
Monday, December 5, 2016 * 7:00 PM * Court Room

AGENDA

1. Roll Call.

2. Review and act on meeting minutes dated 11/7/16

Documents:

[*pc110716dm.pdf*](#)

3. Review and act on a request for a demolition permit for a single family residential home located at 1765 Fairhaven Boulevard pursuant to §106-11 through §106-19.

Documents:

[*1765 fairhaven demo and new home application.pdf*](#)
[*harrigan-20161117-1765 fairhaven boulevard demolition and redevelopmentpdf*](#)

4. Other Business

5. 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, Mary S. Stredni, 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.

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.

**DISCLAIMER- THE FOLLOWING ARE DRAFT MINUTES FROM
THE PLAN COMMISSION AND ARE SUBJECT TO CHANGE UPON
APPROVAL OF THE PLAN COMMISSION**

**PLAN COMMISSION
MEETING MINUTES
Monday, November 7th, 2016**

Meeting was called to order at 7:00 p.m. by President Palmer

1. Roll Call.

Present: President Palmer, Mr. Michalski, Mr. Cashin, Mr. Jodie, Mrs. Hunter, Mr. Kujawa, Mr. Long
Absent: None

Also Present: Mr. De Angelis, Mr. Harrigan, Attorney de la Mora and applicants

2. Review and act on Plan Commission regular meeting minutes dated September 12th, 2016

Michalski motioned and Hunter seconded to approve the meeting minutes. Motion carried 7-0.

3. Review and act on a request for a demolition permit for a single family residential home located at 2005 Elm Tree Road pursuant to §106-11 to §106-19.

Mr. Marc Abernethy was in attendance to represent the demolition permit request as owner of 2005 Elm Tree Road.

President Palmer asked Mr. Abernethy if any changes have been made to the demolition application after it was submitted to Village Staff. Mr. Abernethy responded that no changes have been made.

Mrs. Hunter asked Mr. Abernethy what the time frame is for demolition and new home construction. Mr. Abernethy stated that the new home plans should be completed and ready for Building Board review on December 6th, 2016. The demolition takes three weeks because the current home will be dismantled and components of the home will be recycled and donated. The intention is to begin home construction in the middle of December, weather pending.

Mrs. Hunter moved for approval of the demolition permit, Mr. Long seconded. Motion carried 7-0.

4. Review and act on a proposed site plan amendment for Crimson Way Church to include outdoor lighting pursuant to §335-65.

Mr. Bob Norris, Executive Pastor of Crimson Way Church, was in attendance to represent the proposed site plan amendment.

President Palmer commented on the importance of installing the correct lighting system for the property, and assuring the lights are properly shielded, avoiding light trespass on the neighboring residential properties.

Mr. Norris acknowledged there would be two LED light fixtures mounted on the existing WE Energies distribution poles. The intention is to provide lighting for the Church's parking lot located on Watertown Plank Road, making it safer.

Mr. Jodie asked if the applicant could explain the lighting angles demonstrated on the WE Energies lighting plan, 277 degrees, and 185 degrees.

Mr. Harrigan explained those measurements indicate the location of the lighting fixture on the existing WE Energies transmission pole. Assuming due north is zero degrees, and rotating around the pole in to complete the full 360 degree circle.

President Palmer asked what the schedule for installation is. Mr. Norris stated as soon as WE Energies can install the lighting fixtures.

Mr. Cashin motioned for approval, Mr. Kujawa seconded. Motion passed 7-0.

President Palmer welcomed Crimson Way Church into the Village. Mr. Norris thanked the committee member for their warm welcome.

5. Other Business

None

6. Adjournment

Mr. Kujawa motioned and Mr. Long seconded to adjourn the meeting. Motion carried 7-0.

Meeting adjourned at 7:50p.m.

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator/
Assistant to the Village Manager

Wayne Larsen

October 20, 2016 at 6:34 AM
wayne larsen

Village of Elm Grove
Elm Grove Village Hall
Elm Grove, Wisconsin 53122

Attention: Zoning and Planning Administrator

October 20, 2016

Re: 1765 Fairhaven Boulevard
Elm Grove, Wisconsin 53122

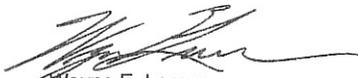
To Whom it May Concern:

We are requesting a Demolition Permit for the property at at 1765 Fairhaven Boulevard, Elm Grove, Wisconsin 53122. We purchased the subject property on October 3, 2016.

The demolition of the existing structure on the subject property and the construction of a new home on the property will be coordinated with James Craig Builders, located at 12229 North Avenue, Wauwatosa, Wisconsin. 414-771-5563.

We have owned property in Elm Grove, Wisconsin for over thirty years. If you have any questions, we can be reached at 414-418-7415 or 262-366-4482.

Thank you for your assistance with this matter.


Wayne E. Larsen
12650 Wrayburn Road
Elm Grove, Wisconsin 53122


Debra J. Larsen
12650 Wrayburn Road
Elm Grove, Wisconsin 53122



DESCRIPTION

Demolition Permit Submittal Requirements for the property located at **1765 Fairhaven, Elm Grove**, which is owned by **Wayne and Debra Larsen**. There is currently a single family residence on the property, and it will be razed in its entirety. Wayne and Debra Larsen have owned the property since October 3, 2016, and have never inhabited the property.

(C-1)
 A=122.51'
 R=110.00'
 Ch=12.24'
 Ch=18.00000° E

San. MH
 rim = 775.54

Survey Notes:

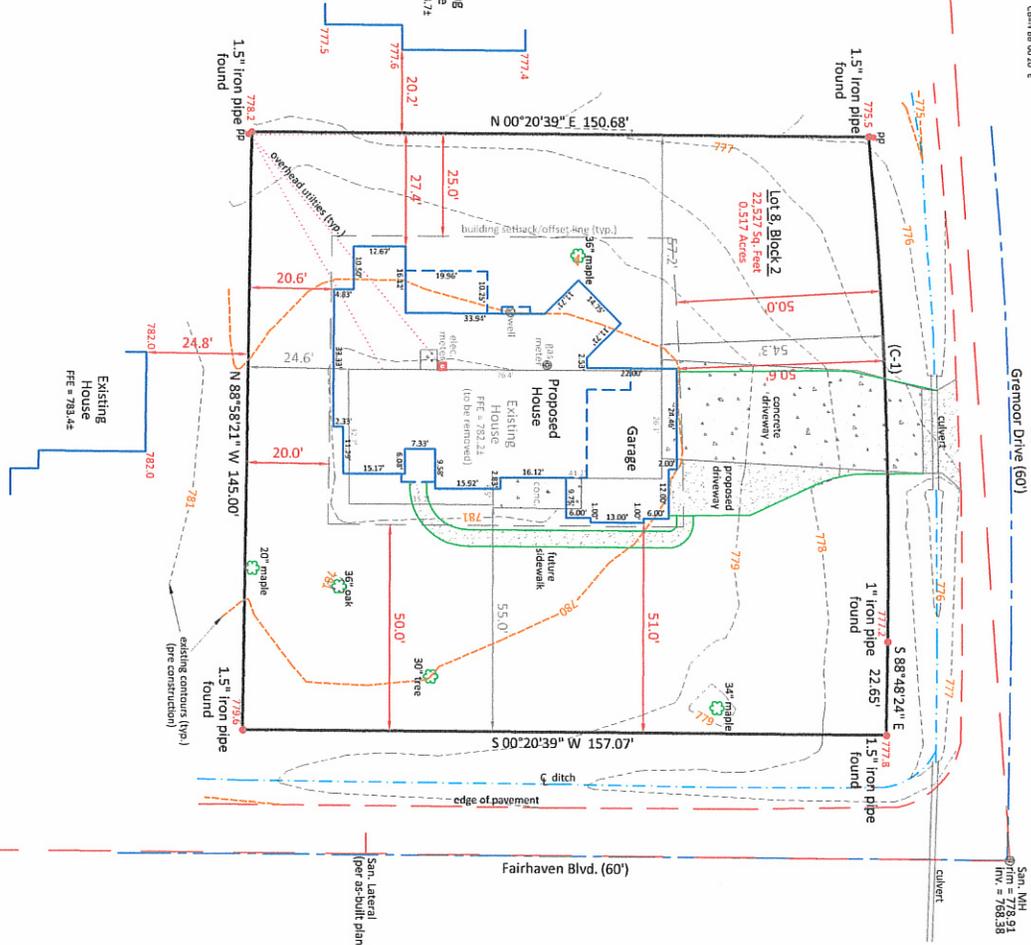
Offsets shown to the proposed house foundation.
 Any easements shown hereon are derived from the recorded Subdivision Plat or Certified Survey Map. This survey does not guarantee location or existence of any other easements that may be part of this property. A Title Policy was not provided to Bernklau Surveying, Inc.
 Site benchmark: The sanitary manhole on Fairhaven Blvd. located 230' E south of Greenoor Drive.
 Rim = 781.56 (per as-built plan provided by the Village of Elm Grove).

- Suggested yard grade = 782.0
- Suggested top of foundation elevation = 782.67
- Suggested garage floor elevation = 782.33
- Suggested top of footing elevation = 773.67 (9" wall)
- Surface Area Calculations:
 Total Lot Area = 22,537 sq. ft.
- Proposed House, garage & porches = 3,879 sq. ft. (17.2% lot area)
- Proposed driveway = 1,580 sq. ft. (7.0% lot area)
- Future sidewalk = 310 sq. ft. (1.4% lot area)
- Total proposed impervious surface = 5,769 sq. ft. (25.6% lot area)

Prepared for:
 James Craig Builders, Inc.
 12229 W. North Ave.
 Wauwatosa, WI 53226
 Owner: Larsen

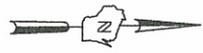
PN 3742-16

San. MH
 rim = 781.56
 Inv. = 770.38



Bernklau
Surveying, Inc.
 N60 W25864 Walnut Road
 Sussex, WI 53089
 (262) 538-0708
 www.bernklausurveying.com

Plat of Survey



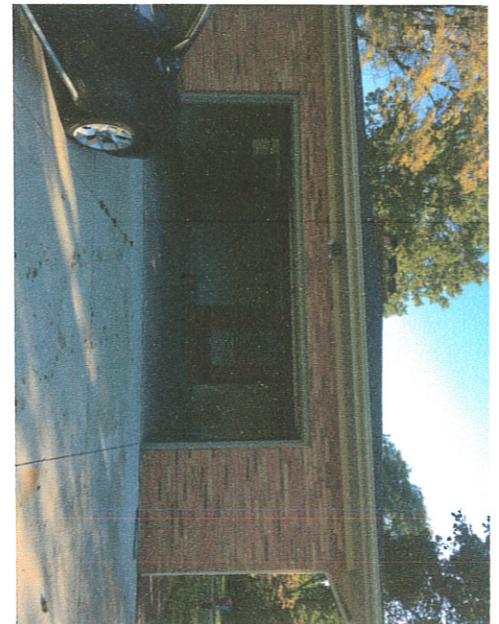
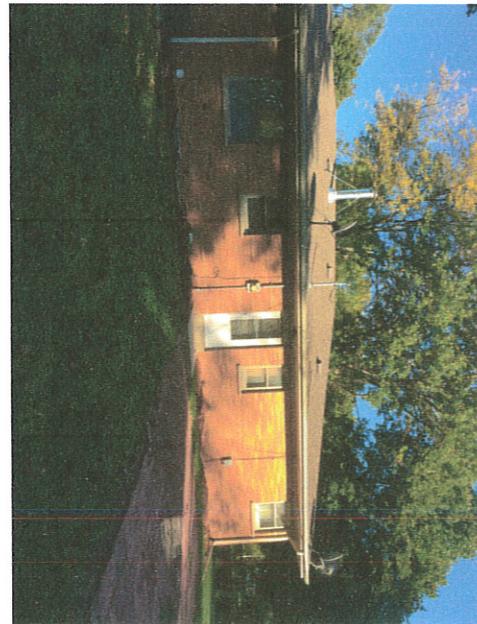
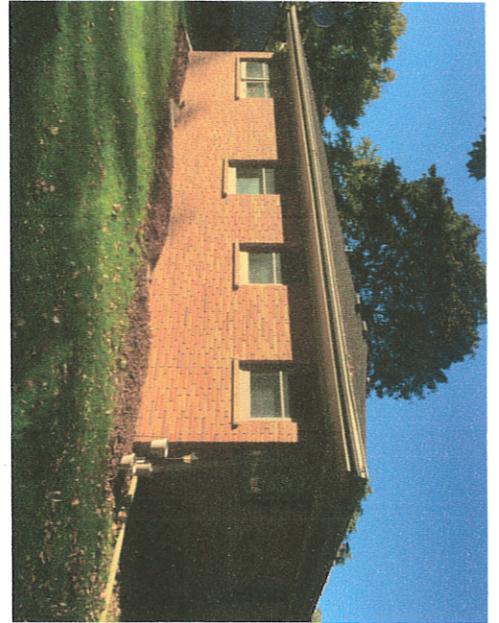
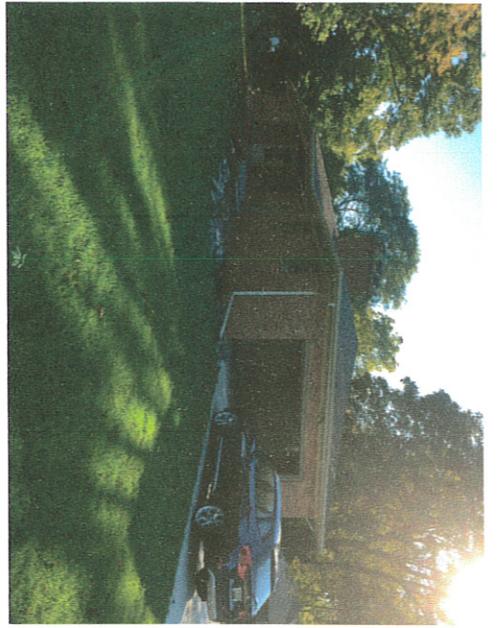
SCALE 1" = 30'

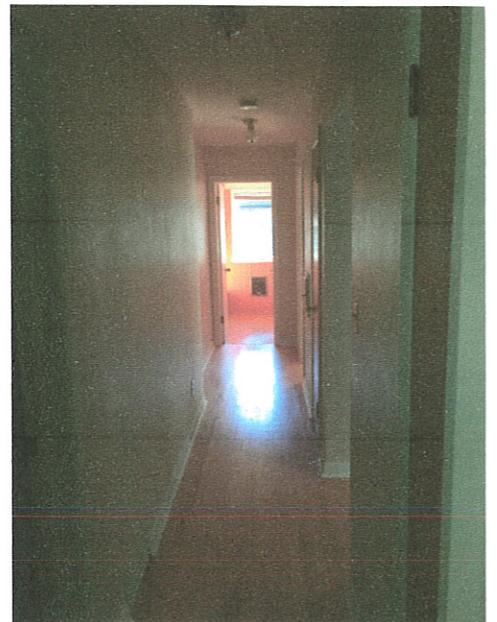
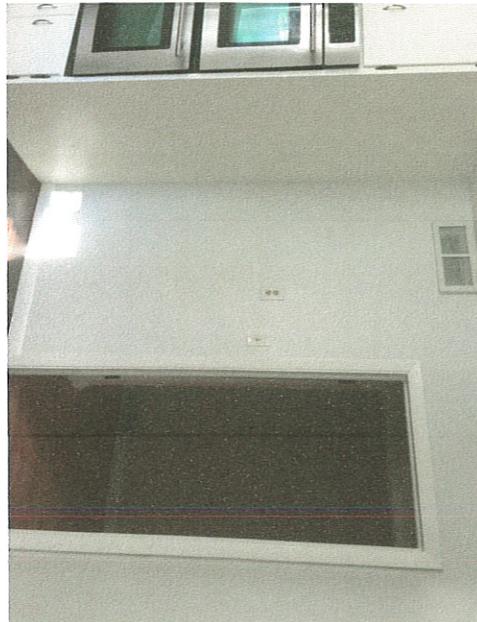
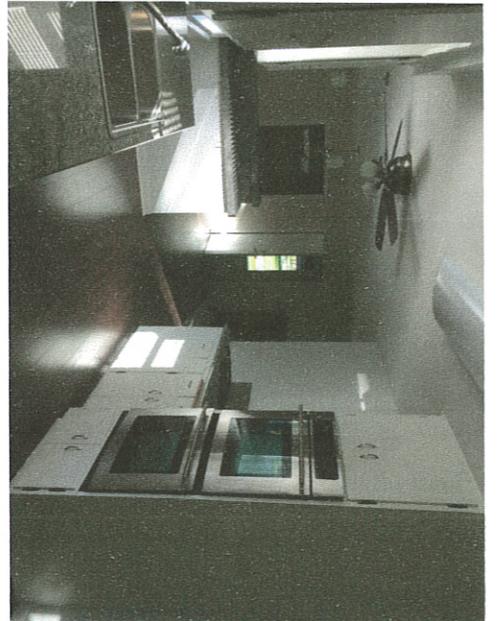
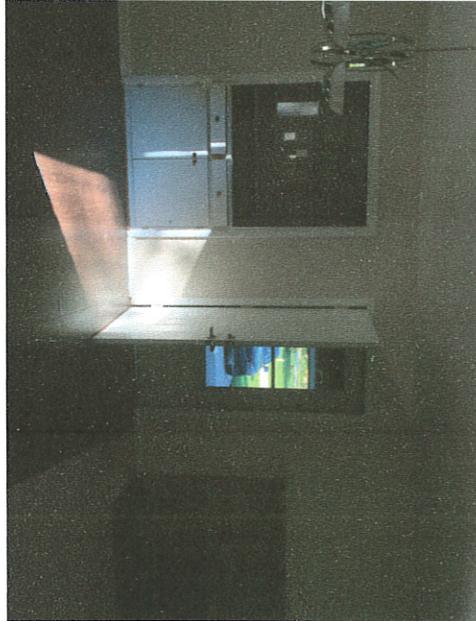
Lot 8, Block 2, Lynn Lee Park, being a subdivision of part of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 7 North, Range 20 East, Village of Elm Grove, Waukesha County, Wisconsin.

I, Thomas M. Bernklau, Professional Land Surveyor, certify that I have surveyed the above described property to the official records, to the best of my knowledge and belief, and that the map shown hereon is a true representation thereof, and shows the size and dimensions of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and all visible encroachments, if any.

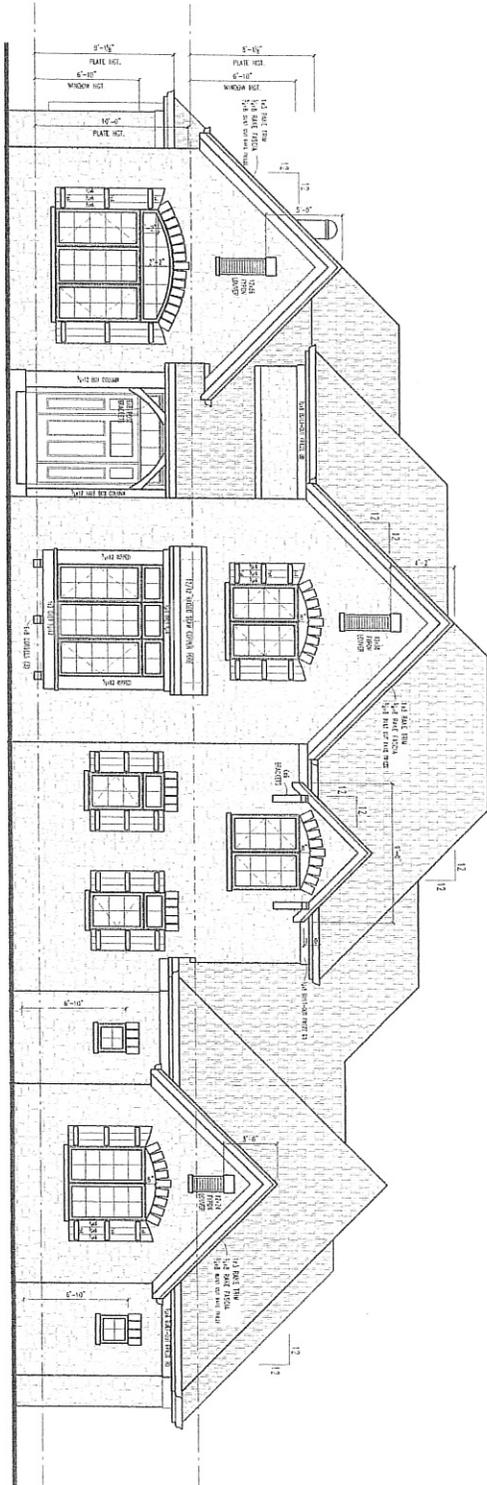
This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage or guarantee title thereto, within one year hereof.

Date October 25, 2016
 Thomas M. Bernklau, PLS - 2147

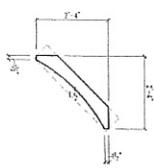




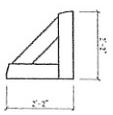




FRONT ELEVATION

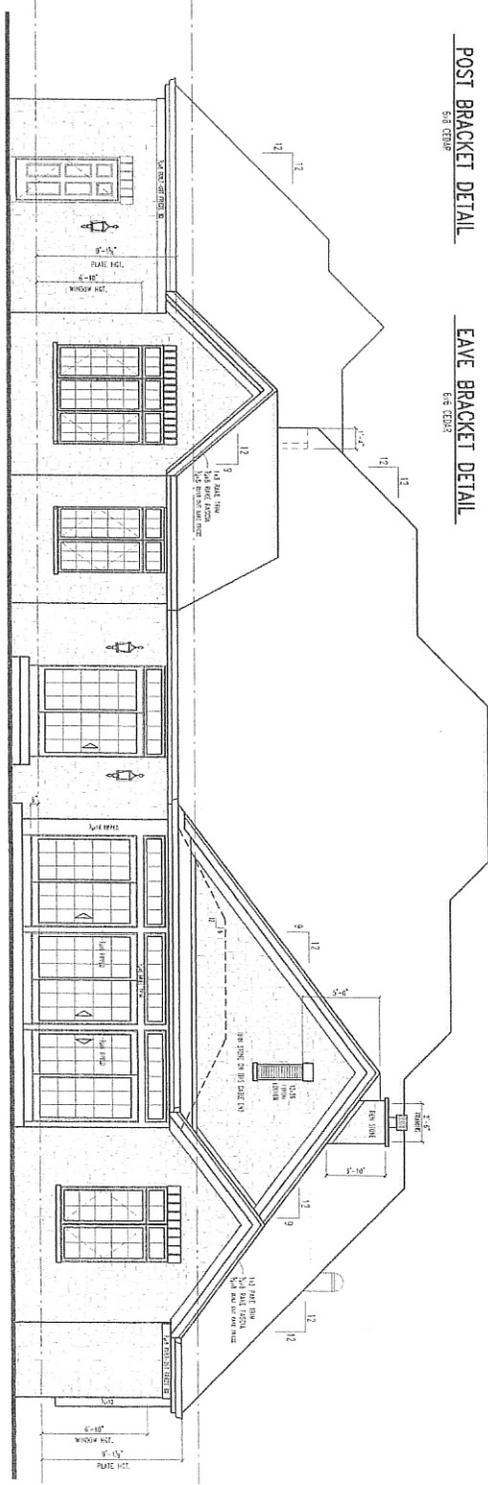


POST BRACKET DETAIL
SIB CEDAR



EAVE BRACKET DETAIL
SIB CEDAR

- EXTERIOR MATERIALS**
- BRICK: BURNING HEARTH BRICK CO.
 - SIDING: WESTERN RED CEDAR
 - SHINGLES: WESTERN RED CEDAR
 - TRIM: WESTERN RED CEDAR
 - ROOFING: 30 YEAR GUTTER
 - WINDOWS: WHITE VINYL
 - DOORS: WHITE VINYL
 - PORCH: WHITE VINYL
 - FLOORING: WHITE VINYL
 - PAINT: WHITE VINYL



BACK ELEVATION

SCALE: 1/8" = 1'-0"

Customer: Wayne & Deb Larsen	
Model: Custom	
Date: 11-1-2016	Rev. Date:

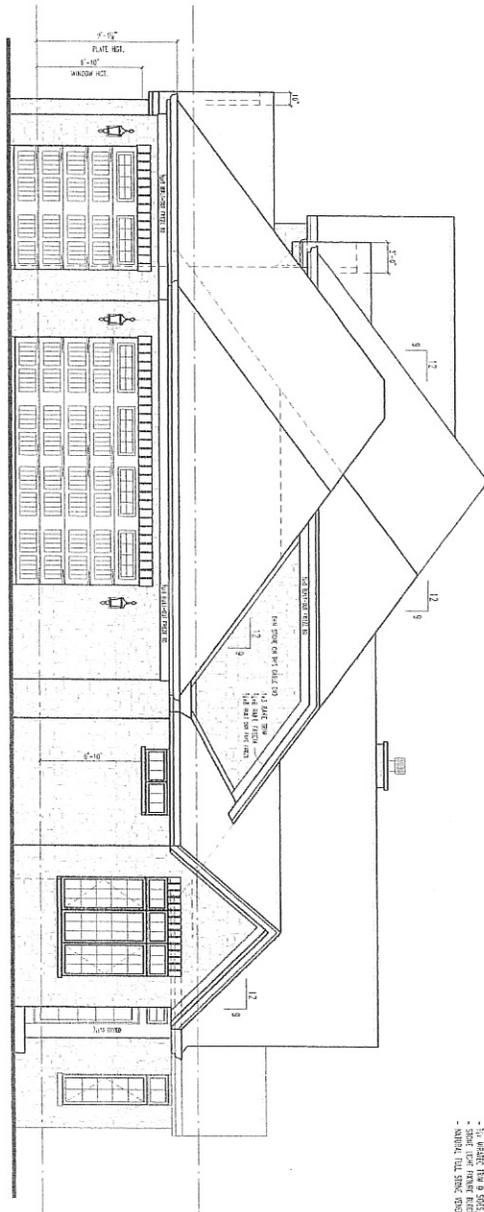
DESIGNED & BUILT BY

James Craig Builders Inc.

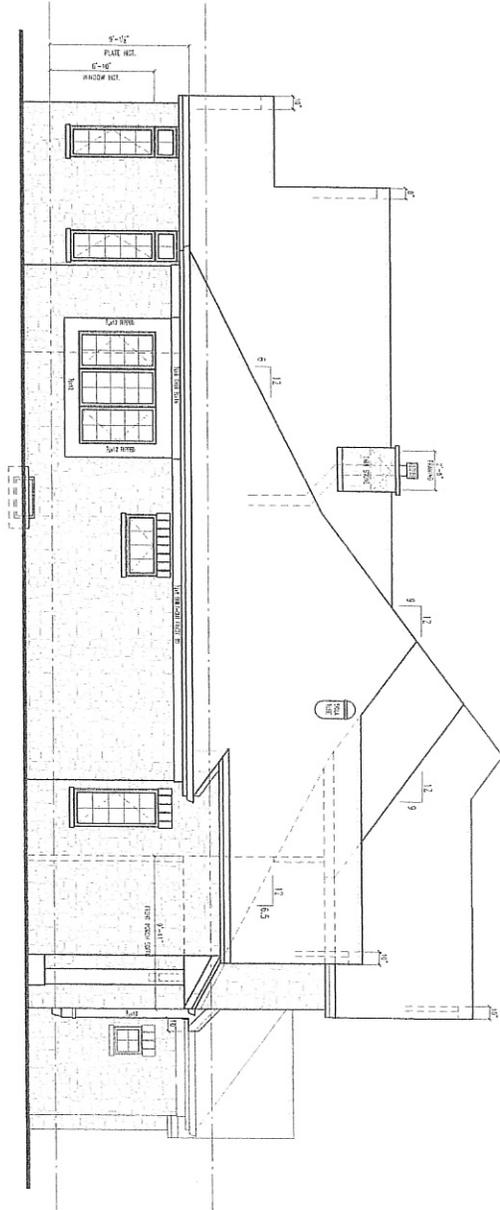
12229 W NORTH AVE. PHONE (414) 771-5563
 WAUWATOSA, WI 53226 FAX (414) 771-7522
 www.jamescraigbuilders.com

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 JAMES CRAIG BUILDERS INC. RESERVES THE RIGHT TO USE ALL OR PARTS OF THE PLANS IN THE FUTURE

RIGHT ELEVATION



LEFT ELEVATION



- EXTERIOR MATERIALS**
- WALL: BRICK WITH TRIMMED BRICK UNIT
 - ROOF: ASPH/FLT SHINGLES
 - SW. SIDING: TAN & WHITE SHINGLED BRICK
 - SHUTTERS: WHITE
 - TRIM: WHITE
 - FLOORING: TAN & WHITE SHINGLED BRICK
 - PAINT: WHITE
 - FINISH: TAN & WHITE SHINGLED BRICK

SCALE: 1/8" = 1'-0"

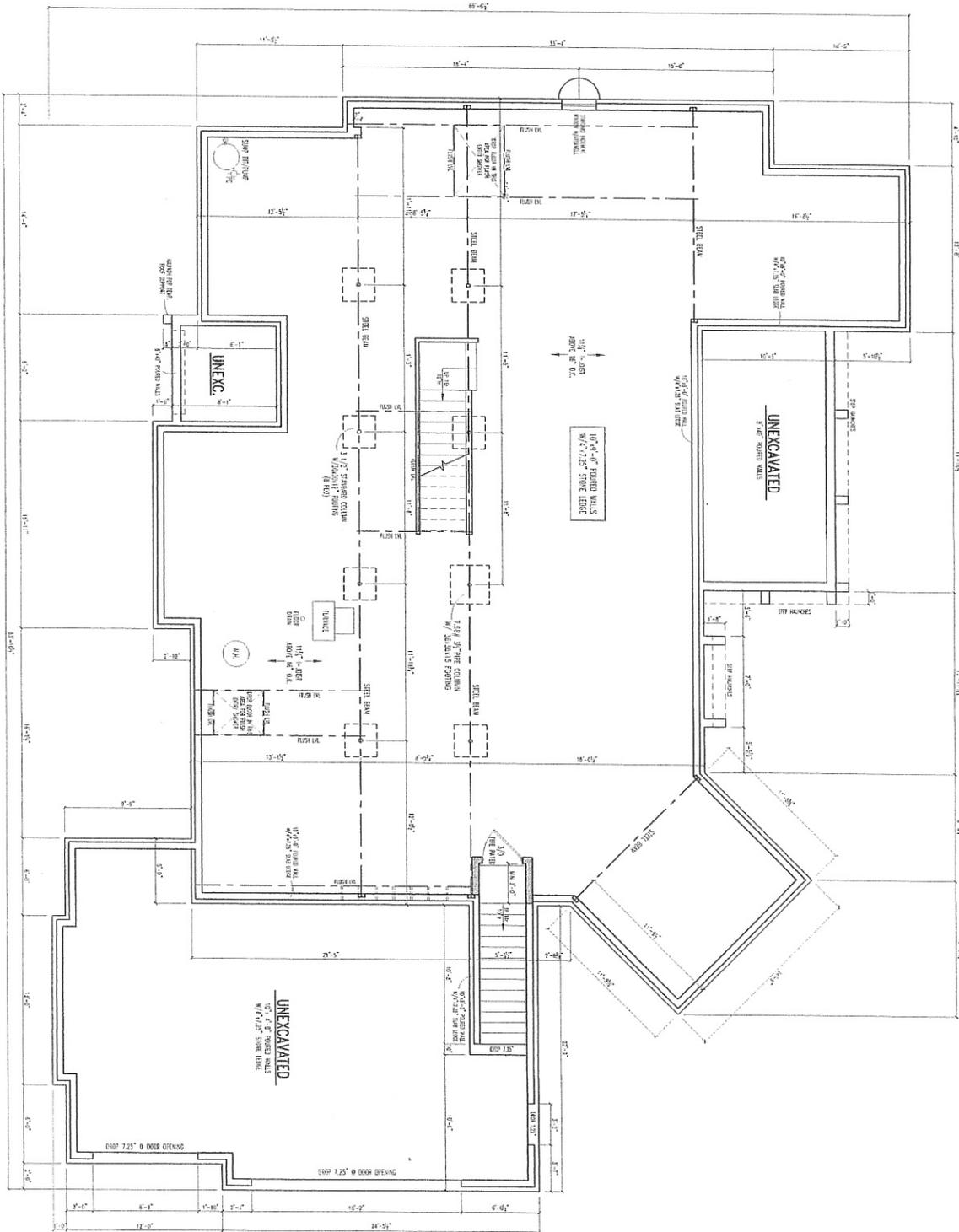
Customer: Wayne & Deb Larsen	
Model: Custom	
Date: 11-1-2016	Rev. Date:

DESIGNED & BUILT BY

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- ALL DIMENSIONS ARE TO OUTSIDE OF CONCRETE WALLS NOT THE 1" STRING.
- 4" x 8" POURED CONCRETE WALLS W/ 4" x 4" STONE CORE.
- SPACERS OF STEEL BEAMS, COLUMNS, & FOOTINGS TO VARY 3/8" UNITS.
- PROVIDE FOOTING FOR ROOM GRILLS. VERIFY LOCATION ON SITE.
- LOCATION OF SERVICE, WATER HEATER, & A.C. ARE APPROXIMATE (BASED ON SHD).
- LOCATION OF 3 FOOT PAINT MEASURES TO BE VERIFIED BY OWNER.

FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

Customer: Wayne & Deb Larsen	
Model: Custom	
Date: 11-1-2016	Rev. Date: .

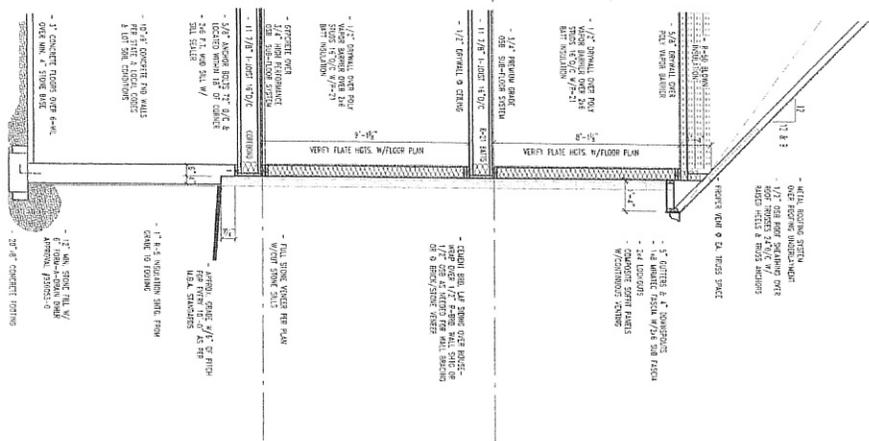
DESIGNED & BUILT BY

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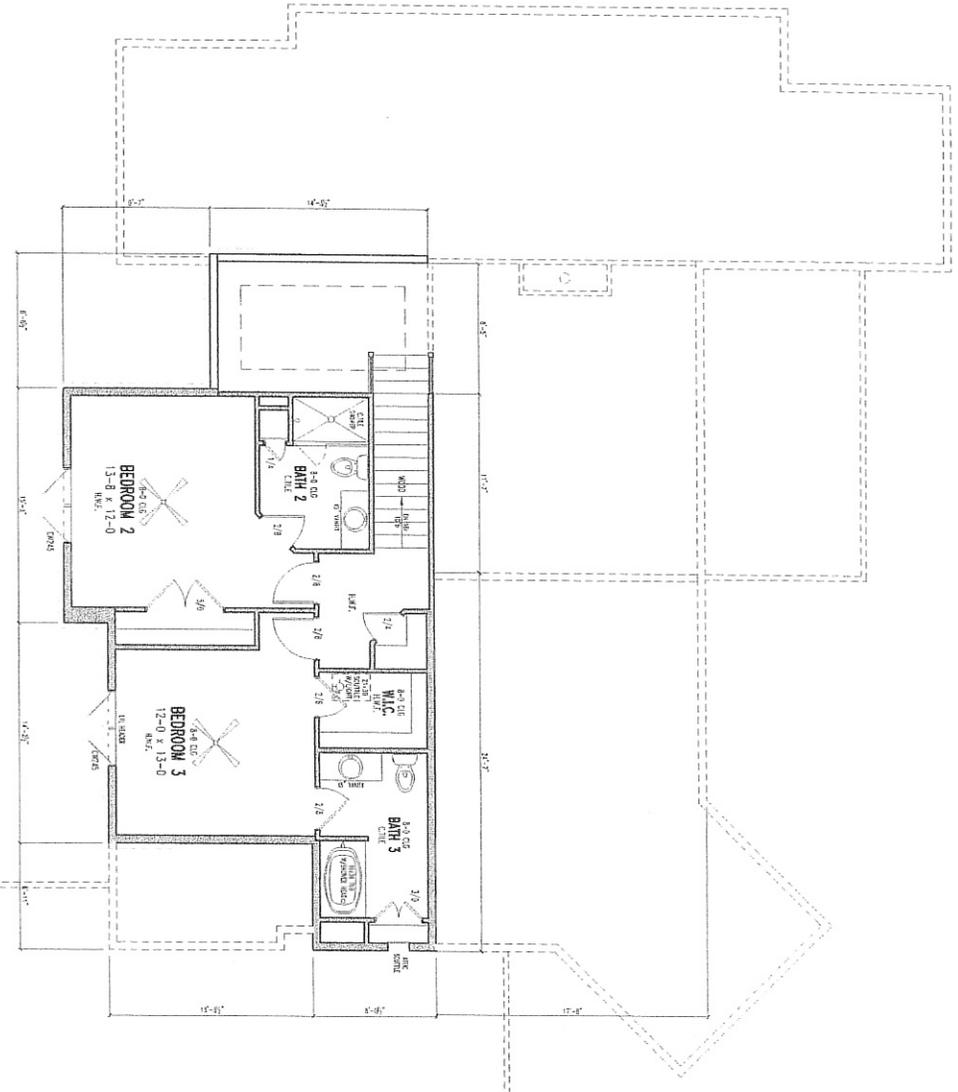
TYPICAL WALL SECTION



NOTES

- ALL DIMENSIONS TO EXTERIOR WALLS INCLUDE EXT. WALL THICKNESS 5".
- ALL DIMENSIONS TO INTERIOR WALLS TO BE SHOWN TO THIS SET.
- ALL FINISHES SHALL BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, ALL FINISHES SHALL BE AS SHOWN ON THESE PLANS.
- ALL FINISHES SHALL BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.
- ALL FINISHES SHALL BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.

UPPER LEVEL PLAN



SCALE: 1/8" = 1'-0"

Customer: Wayne & Deb Larsen	
Model: Custom	
Date: 11-1-2016	Rev.Date:

DESIGNED & BUILT BY

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 WALWATOSA, WI 53226 FAX (414) 771-7522
 www.jamescraigbuilders.com

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PRINCIPLES

The property at 1765 Fairhaven, owned by Wayne and Debra Larsen, is being razed to facilitate the building of a new home. The Larsens have lived in Elm Grove for over 30 years. They purchased the home at 1765 Fairhaven knowing they wanted to build a new, energy efficient home that will be aesthetically pleasing, and add value to the Village of Elm Grove.

**VILLAGE OF ELM GROVE
SEWER LATERAL DISTURBANCE & ABANDONMENT PERMIT**

Contractor Name: BPX Contractors, Inc.

Address: W 230 N 5001 Betker Dr. Pewaukee, WI 53072

Phone: 414-406-4139

Email: bill @ bpxinc.net

Property Owner: Wayne and Debra Larsen

Address: 12650 Wrayburn Rd. Elm Grove, WI 53122

Phone: 414-418-7415

Email: wayne.larsen3@gmail.com

Project Address (if different than above): 1765 Fairhaven Blvd. Elm Grove

SEWER LATERAL CONDITION:

- Replacement of existing lateral with new PVC.
- Existing lateral free of defects.
- Existing lateral has been lined.
- Lateral terminated at the main and permanently sealed at the main.

Other comments:

Richard Paul, Jr., Director of Public Works

Date

Revised: March, 2014

s:\forms\public works\sewer lateral requirements 2014.doc



PUBLIC WAY DISTURBANCE PERMIT

The Village of Elm Grove | 13600 Juneau Blvd. | (262)-782-6700

Property Owner Name: Wayne & Debra Larsen
 Property Mailing Address: 12650 Wrayburn Rd. Elm Grove, WI 53122
 Property Owner Phone: 414-418-7415
 Property Owner Email: Waynelarsen3@gmail.com

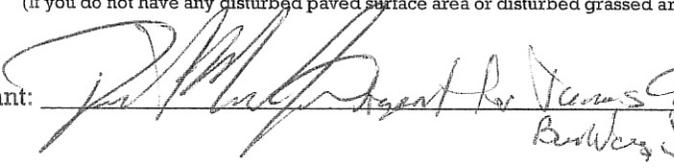
Project Location: 1765 Fairhaven Blvd. Elm Grove
 Project Manager Name: Dave Montguire James Craig Builders
 Property Manager Address: 12229 W. North Ave. Wauwatosa, WI 53226
 Property Manager Phone: 414-559-9300
 Property Manager Email: dave@jamescraigbuilders.com

A description of the general nature of the work to be done: Raze the existing home at 1765 Fairhaven Blvd. and build a new home.

Pre-Submission

- A.) Base Permit Fee \$ 300.00
- B.) Total square yardage of disturbed paved surface area _____ x \$40.00 \$ _____
- C.) Total linear footage of disturbed grassed surface area _____ x \$2.00 \$ _____
- D.) Total due at submission (add lines A, B, C) \$ _____

(If you do not have any disturbed paved surface area or disturbed grassed area, please use zero.)

Signature of Applicant:  Date: 11-9-16
James Craig Builders, Inc.

Approved by:

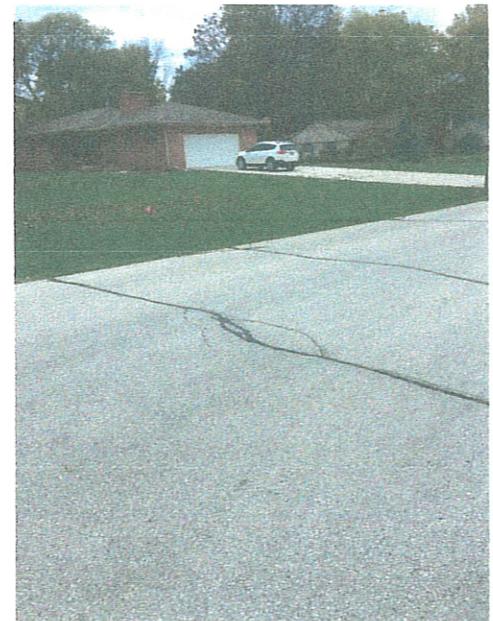
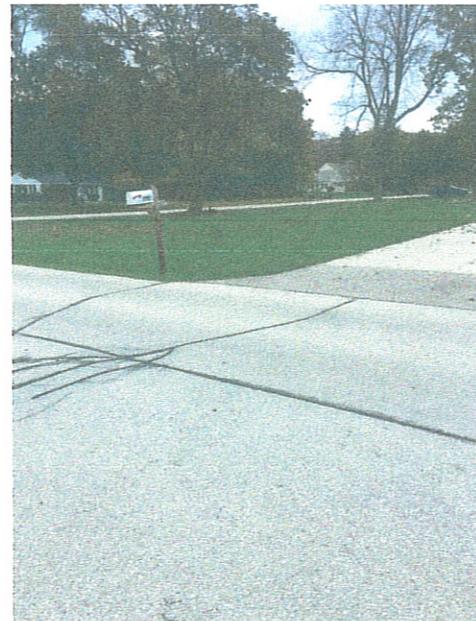
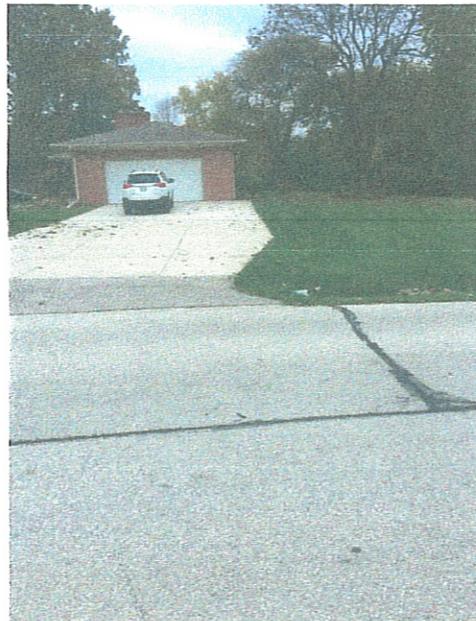
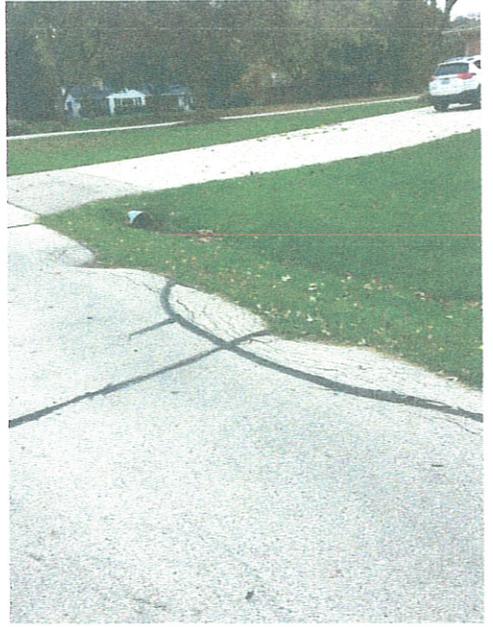
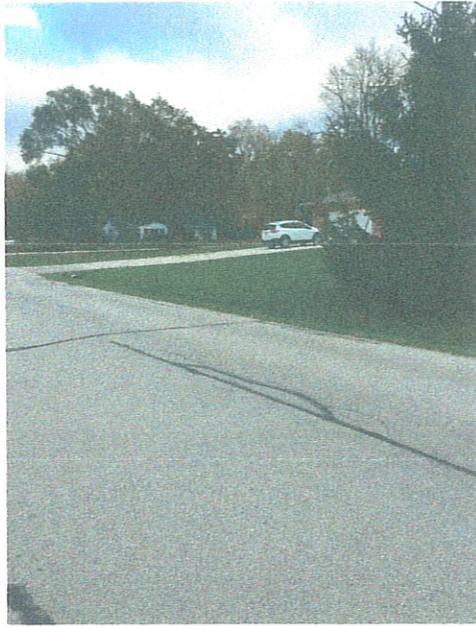
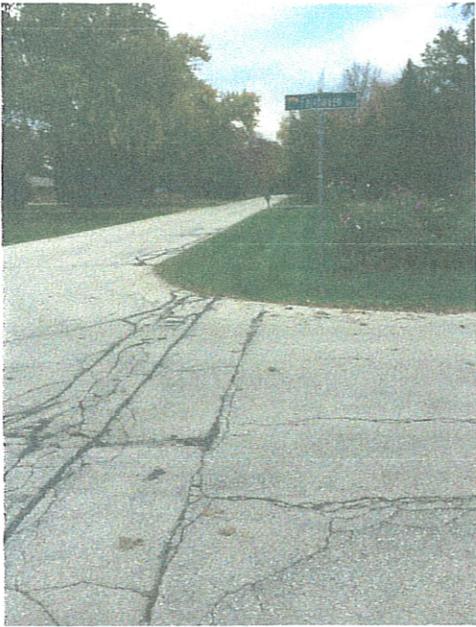
Director of Public Works: _____ Date: _____

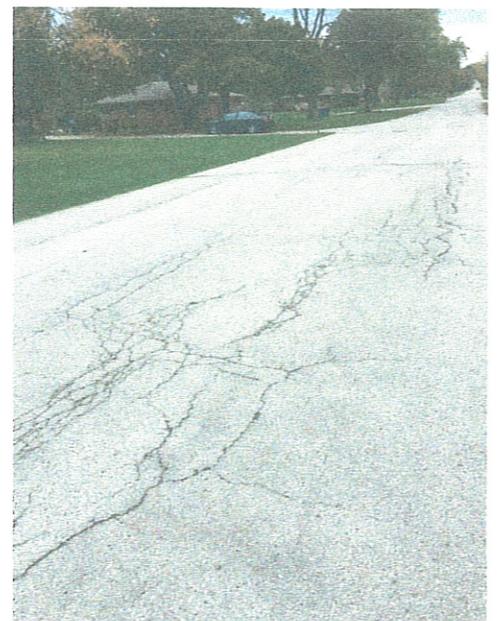
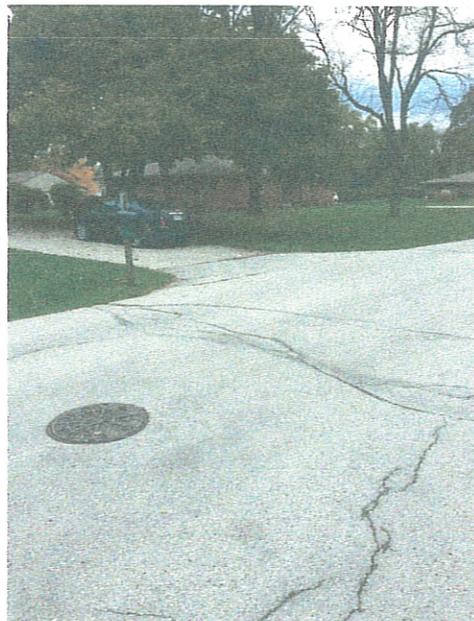
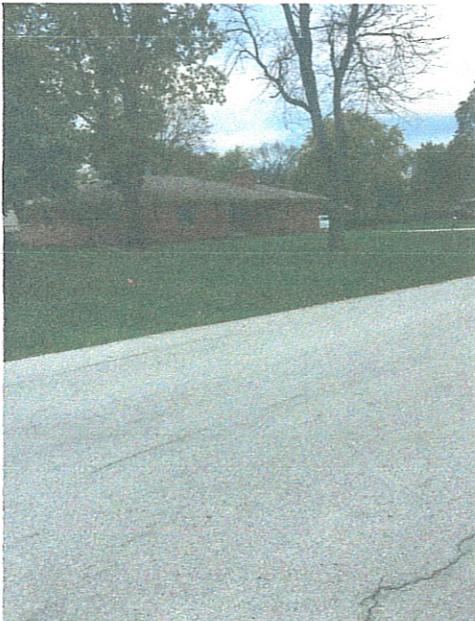
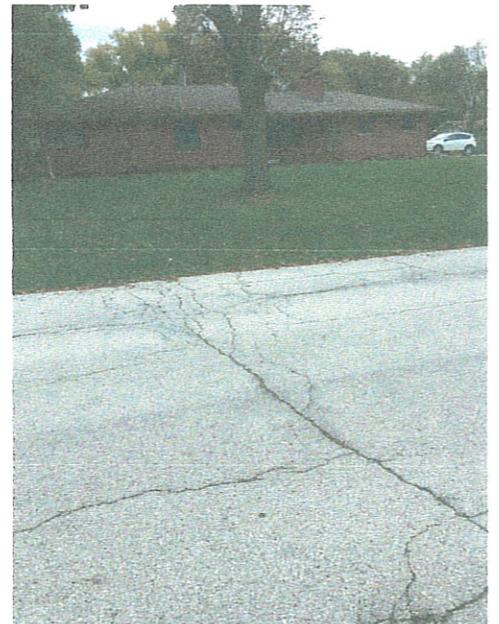
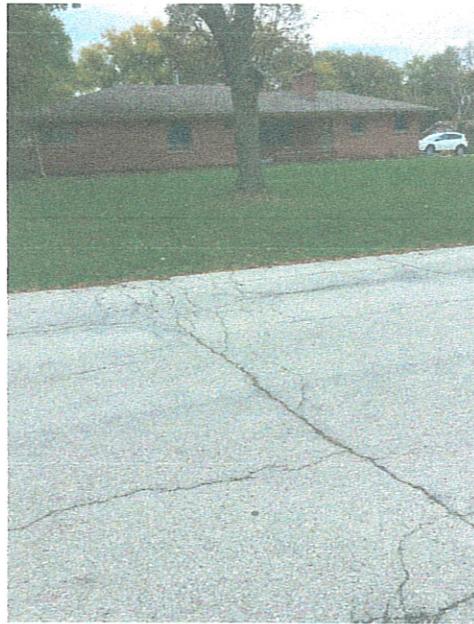
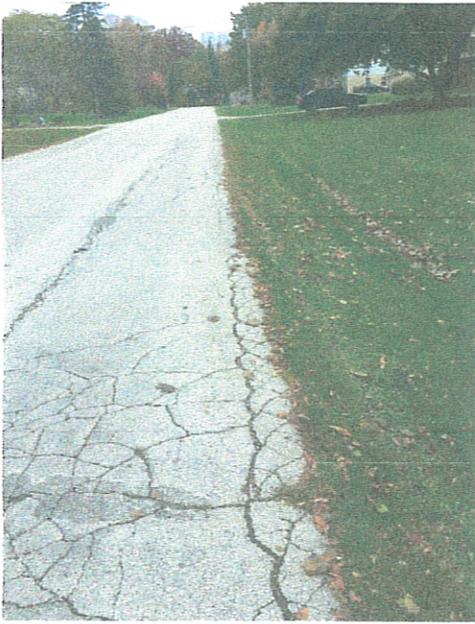
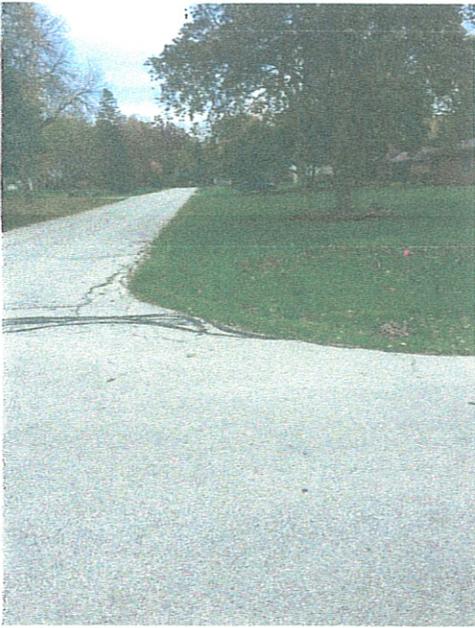
Post-Submission

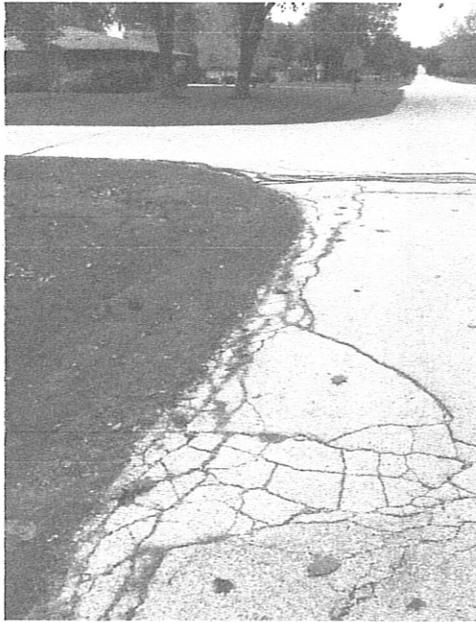
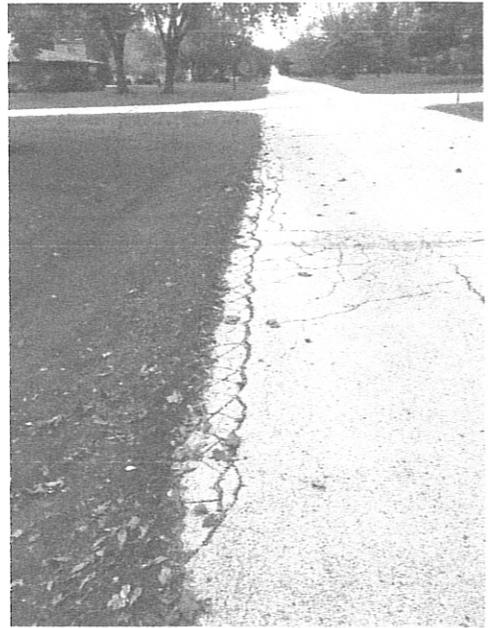
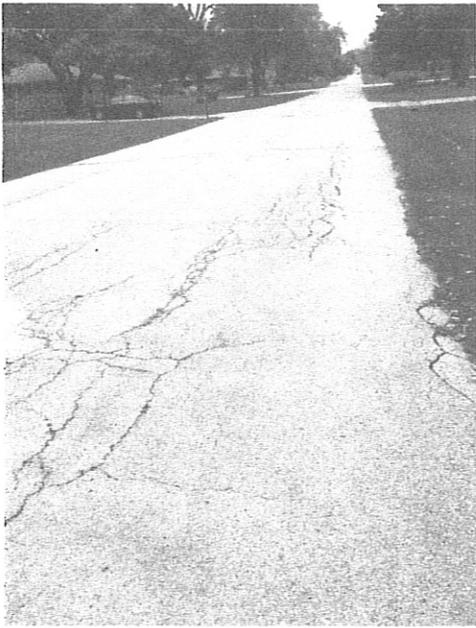
Final Inspection Date: _____
 Outstanding Permit Fee Total: _____
 Director of Public Works Approval: _____

Permit Checklist

- Complete and Signed Application (above)
- Copy of Corporate Surety Bond in the Amount of \$2000.00
- Check for the Fees - Payable to the Village of Elm Grove
- A Drawing Indicating the Approximate Location of the Work to be Done
- Any Additional Items Needed by the Director of Public Works
- Coordinate Final Inspection with the Director of Public Works









DUST AND AIRBORNE PARTICULATE PLAN

DJ and Kerri Richlen, 1725 Fairhaven Blvd., have agreed to allow James Craig Builders and their subcontractors to connect hoses to their home during the demolition process. Water will be applied as needed to control dust.

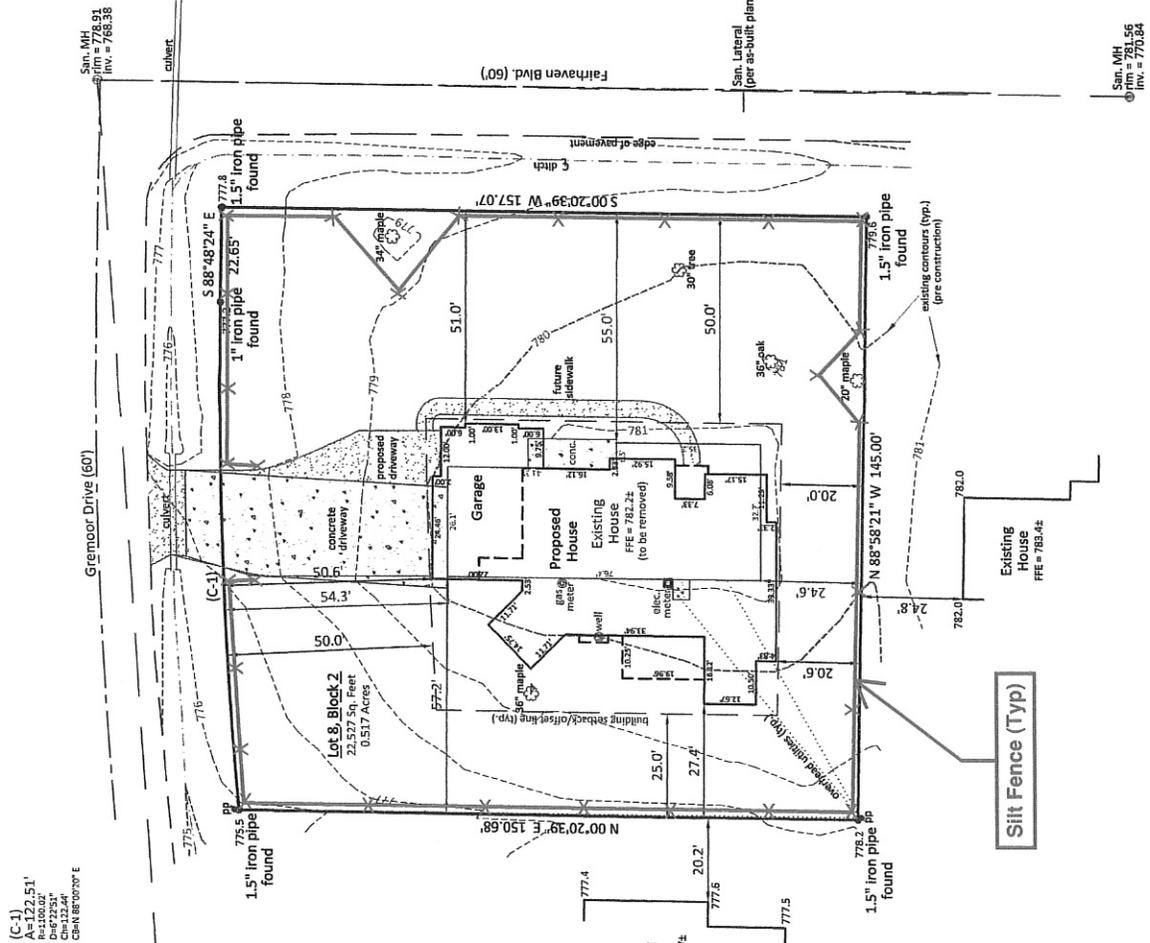


SITE EROSION CONTROL PLAN

The perimeter of the lot will have silt fence installed to prevent run off from the site. The construction drive will have a tracking pad made of #3 & #2 stone to minimize tracking on to the road.



SCALE 1" = 30'



(C-1)
 A=122.51'
 B=122.51'
 C=122.44'
 CH=82.0070° E

San. MH
 rim = 775.64

San. MH
 rim = 778.91
 inv. = 768.38

San. MH
 rim = 781.56
 inv. = 773.84

San. MH
 rim = 781.56
 inv. = 773.84

Survey Notes:

Offsets shown to the proposed house foundation.

Any easements shown hereon are derived from the recorded Subdivision Plat or Certified Survey Map. This survey does not guarantee location or existence of any other easements that may be part of this property. A Title Policy was not provided to Bernklau Surveying, Inc.

Site benchmarks: The sanitary manhole on Fairhaven Blvd. is 250' south of Gretnoor Drive.
 Rim = 781.56 (per as-built plan provided by the Village of Elm Grove).

Suggested yard grade = 782.0

Suggested top of foundation elevation = 782.67

Suggested garage floor elevation = 782.33

Suggested top of footing elevation = 773.67 (6' wall)

Surface Area Calculations:

Total Lot Area = 22,527 sq. ft.

Proposed House, garage & porches = 3,879 sq. ft. (17.2% lot area)

Proposed driveway = 1,580 sq. ft. (7.0% lot area)

Future sidewalk = 310 sq. ft. (1.4% lot area)

Total proposed impervious surface = 5,769 sq. ft. (25.6% lot area).

Existing House
 FFE = 778.74

Silt Fence (Typ)

Prepared for:
 James Craig Builders, Inc.
 12229 W. North Ave.
 Wauwatosa, WI 53226

Owner: Larsen

Lot 8, Block 2, Lynn Lee Park, being a subdivision of part of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 7 North, Range 20 East, Village of Elm Grove, Waukesha County, Wisconsin.

I, Thomas M. Bernklau, Professional Land Surveyor, certify that I have surveyed the above described property to the official records, to the best of my knowledge and belief, and that the representation hereon is a true representation thereof, and show the true and correct location of all property, its exterior boundaries, the location of all structures, and all visible structures thereon, boundaries, and apparent encroachments, and all visible encroachments, if any.

This survey is made for the exclusive use of the above described property, also those who purchase, mortgage, or otherwise acquire title thereto, within one year hereon.



Date October 25, 2016

Property Access Statement

I understand that Building Board members and Village employees will enter my property for the purpose of inspecting the proposed project at any time before the scheduled Building Board meeting. I acknowledge that these individuals will not notify me prior to entering my property.

Initial WEL

Waiver for Special Contract Fees

In accordance with Elm Grove Code of Ordinance §30-3, any special professional services required to process your application or finalize your project will be billed to you in accordance with all applicable provisions of §30-3 and will be subject to all appeal rights as stated in §30-3. These services include, but are not limited, work of the Village Attorney and Village Engineer. I have read, understand, and do hereby acknowledge the provisions of Elm Grove Code of Ordinance §30-3.

Print Name/Signature Wayne E. Larsen

Date 10/20/16

Property Address 1765 Fairhaven

Acknowledgement of Village Code Related to Fire Alarms

I understand that it is my responsibility as a homeowner to ensure that, during the activity identified in my permit, any fire, intrusion or similar alarm is not inadvertently set off. Events that may lead to the triggering of an alarm include but are not limited to: painting, sanding drywall, laying carpet, sawing wood, vacuuming and any other activity that could create smoke, vapors or dust. In the event that a fire, intrusion or similar alarm is set off during the activity identified in my permit, I understand that I may be subject to a fine issued by the Village. I have read, understand, and do hereby acknowledge the provisions of Elm Grove Code of Ordinance §91-1, 91-2 and 91-5.

Print Name/Signature Wayne E. Larsen 

Date 10/20/16

Demolition/Construction Code of Conduct

The Village of Elm Grove requires all construction personnel to follow all rules and regulations. Violations may result in stop of work, fines of \$100 - \$1,000 a day for each offense, and/or a revoked permit per Chapter I, Article II. All references to the Village code of ordinance can be viewed at www.elmgrovewi.org.

Construction Hours (§ 208-4):

7:30 a.m. to 8:00 p.m. Monday through Friday

9:00 a.m. to 4:00 p.m. Saturdays

No work on Sundays or Federal Holidays in which the Village Hall is closed.

Delivery of construction materials or services to residentially zoned sites -

7:30 a.m. to 6:00 p.m. Monday through Saturday

Electric Generators (§ 208-4):

Gasoline, natural gas, propane or diesel fueled portable electric generators to power construction, excavation or demolition equipment are prohibited.

Keep Elm Grove Clean:

Keep streets free of mud and debris (§208-3).

Do not litter – use trash receptacles (§208-3).

Maintain erosion control measures in place throughout the construction and demolition (§106-17 D 3).

Follow stormwater management procedures (§325-30).

Control dust with onsite water supply (§106-17 D 5).

Obey Traffic Rules:

Keep streets open for use. (§ 275-4)

Do not disturb culvert grading or neighboring landscaping (§106-17 D 6).

Damages to the road are the responsibility of the property owner (§106-17 D 6).

Name of construction foreperson: Dave Montguire

Telephone number of construction foreperson: 414-559-9300

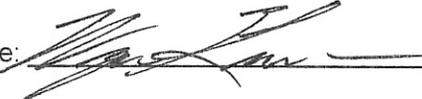
I understand that I may be charged \$40.00 for a Code of Conduct Sign to be displayed on my property during construction. WEL (Initial)

Property Access Statement

I understand that every permit authorizing demolition of a dwelling issued by the Plan Commission shall be conditioned upon the agreement of the owner of the subject property that if any work pursuant to a permit authorizing demolition of a dwelling is undertaken in violation of any provision of the Village code, then the Village will have the right at all times, but not the obligation, to enter onto the subject property and to cause any and all work to be done and action to be taken to cure such violation.

I acknowledge that these individuals will not notify me prior to entering my property.

I acknowledge that the owner of the subject property shall be jointly and severally responsible for all costs and expenses incurred by the Village, and that the Village has the right to draw upon the letter of credit submitted as a requirement of demolition.

Owner Signature: 

Waiver for Special Contract Fees

In accordance with Elm Grove Code of Ordinance §30-3, any special professional services required to process your application or finalize your project will be billed to you in accordance with all applicable provisions of §30-3 and will be subject to all appeal rights as stated in §30-3. These services include, but are not limited, work of the Village Attorney and Village Engineer.

I have read, understand, and do hereby acknowledge the provisions of Elm Grove Code of Ordinance §30-3.

Owner Signature 

Print Name Wayne E. Larsen

Date 10/20/16

Property Address (current mailing address):

1765 Fairhaven Blvd. Elm Grove
12650 Wrayburn Rd. Elm Grove

Demolition/Construction Code of Conduct

All applicants will be charged \$40.00 for the sign when receiving the demolition permit.

The Village of Elm Grove requires all construction personnel to follow all rules and regulations. Violations may result in stop of work, fines of \$100 - \$1,000 a day for each offense, and/or a revoked permit per Chapter I, Article II. All references to the Village code of ordinance can be viewed at www.elmgroviewi.org.

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Name of construction foreperson: Dave Montquire

Telephone number of construction foreperson: 414-559-9300



Homes within 300' of 1765 Fairhaven Blvd.:

Patricia Moyer	12855 Dunwoody Drive
Michael Schmainda	12905 Dunwoody Drive
James Haughney	1825 Fairhaven Blvd.
Bernice Rohde	1820 Fairhaven Blvd.
Marcelene Pentler (trust)	12700 Gremoor Drive
Brian Studebaker	12900 Gremoor Drive
Susanna Zachari	12850 Gremoor Drive
Michael Gaffrey	1805 Fairhaven Blvd.
Patricia Loebel	1800 Fairhaven Blvd.
William Vincent	1205 Overhill Road
Charles Cmeyla	1760 Fairhaven Blvd.
Sandra Pommerening (trust)	12845 Gremoor Drive
Clifton Facey	12915 Gremoor Drive
Cathi Zimmerman	12955 Gremoor Drive
John Jacobs	1730 Fairhaven Blvd.
Daryl Richlen Jr.	1725 Fairhaven Blvd.

12229 W. NORTH AVE WAUWATOSA WI 53226 414-771-5563 FAX: 414-771-7522 www.jamescraigbuilders.com

"You'll Love Your James Craig Home"

John Collins	12950 Walnut Road
Terrence Maloney	12940 Walnut Road
Gregory Brown	12850 Walnut Road
Richard Ferron	1700 Fairhaven Blvd.
Young Kee	1705 Fairhaven Blvd.

Wisconsin Division of Safety and Buildings Wisconsin Stats. 101.63, 101.73	Wisconsin Uniform Building Permit Application	Application No. _____ Parcel No. _____
Instructions on back of second ply. The information you provide may be used by other government agency programs [(Privacy Law, s. 15.04 (1)(m))]		

PERMIT REQUESTED Constr. HVAC Electric Plumbing Erosion Control Other:

Owner's Name Wayne & Debra Larsen	Mailing Address 12650 Wrayburn Rd., Elm Grove, WI 53122	Tel. 414-418-7415
Contractor Name & Type James Craig Builders	Lic/Cert# 270097	Mailing Address 12229 W. North Avenue Wauwatosa, WI 53226
Dwelling Contractor (Constr.) James Craig Builders	270097	414-771-5563
Dwelling Contr. Qualifier David Montguire	1071087	414-771-7522
HVAC Interstate Heating Co., Inc.	1528	414-559-9300
Electrical Stultz Electric LLC	171059	262-224-3914
Plumbing Schroeder Plumbing, Inc.	223173	262-664-1784
		262-971-0401
		262-971-0613

PROJECT LOCATION Lot area **22,527** Sq.ft. One acre or more of soil will be disturbed Town Village City of **Elm Grove** **SW 1/4, NE 1/4**, of Section **24**, T **7**, N, R **20** W

Building Address **1765 Fairhaven Blvd.** County **Waukesha** Subdivision Name **Lynn Lee Park** Lot No. **8** Block No. **2**

Zoning District(s) _____ Zoning Permit No. _____ Setbacks: Front **51-0** ft. Rear **27.4** ft. Left **20.0** ft. Right **50.6** ft.

1. PROJECT	3. OCCUPANCY	6. ELECTRIC	9. HVAC EQUIP.	12. ENERGY SOURCE																							
<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Alteration <input type="checkbox"/> Raze <input type="checkbox"/> Addition <input type="checkbox"/> Move <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Garage <input type="checkbox"/> Other:	Entrance Panel Amps: 200 <input checked="" type="checkbox"/> Underground <input type="checkbox"/> Overhead	<input checked="" type="checkbox"/> Furnace <input type="checkbox"/> Radiant Basebd <input type="checkbox"/> Heat Pump <input checked="" type="checkbox"/> Boiler <input checked="" type="checkbox"/> Central AC <input checked="" type="checkbox"/> Fireplace <input type="checkbox"/> Other:	<table style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat Gas</td> <td>LP</td> <td>Oil</td> <td>Elec</td> <td>Solid</td> <td>Solar Geo</td> </tr> <tr> <td>Space Htg</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Fuel	Nat Gas	LP	Oil	Elec	Solid	Solar Geo	Space Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
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I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the reverse side of the last ply of this form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the back of the permit if not signing below. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.
 I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the reverse side of the last ply of this form.

APPLICANT (Print: James Craig Builders, Inc.) Sign: David Montguire DATE 11-4-16

APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. See attached for conditions of approval.

ISSUING JURISDICTION Town of Village of City of County of State → State-Contracted Inspection Agency#: _____ Municipality Number of Dwelling Location: _____

FEES:	PERMIT(S) ISSUED	WIS PERMIT SEAL #	PERMIT ISSUED BY:
Plan Review \$ _____	<input type="checkbox"/> Construction		Name _____
Inspection \$ _____	<input type="checkbox"/> HVAC		Date _____ Tel. _____
Wis. Permit Seal \$ _____	<input type="checkbox"/> Electrical		
Other \$ _____	<input type="checkbox"/> Plumbing		
Total \$ _____	<input type="checkbox"/> Erosion Control		Cert No. _____

Wisconsin Division of Safety and Buildings Wisconsin Stats. 101.63, 101.73	<h2 style="margin:0;">Wisconsin Uniform Building Permit Application</h2> <p style="font-size: small; margin: 5px 0;">Instructions on back of second ply. The information you provide may be used by other government agency programs [(Privacy Law, s. 15.04 (1)(m))]</p>	Application No. _____ Parcel No. _____
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Contractor Name & Type James Craig Builders	Lic/Cert# 270097	Mailing Address 12209 W. North Avenue Wauwatosa, WI 53226
Dwelling Contractor (Constr.) James Craig Builders	270097	Tel. & Fax 414-771-5563 414-771-7522
Dwelling Contr. Qualifier David Montguire	1071087	The Dwelling Contr. Qualifier shall be an owner, CEO, COB or employee of the Dwelling Contr. 414-559-9300
HVAC Interstate Heating Co., Inc.	1528	N 53 W 24950s Corporate Cir. Sussex, WI 53089 262-246-4772
Electrical Stultz Electric LLC	171059	3275 State Hwy 164 Slinger, WI 53086 262-224-3914 262-664-1784
Plumbing Schroeder Plumbing, Inc.	223173	584 W 18769 Saturn Dr. Muskego, WI 53150 262-971-0401 262-971-0613

PROJECT LOCATION Lot area **22,527** Sq.ft. One acre or more of soil will be disturbed Town Village City of **Elm Grove** SW 1/4, NE 1/4, of Section **24**, T **7**, N, R **20** EW

Building Address **1765 Fairhaven Blvd.** County **Waukesha** Subdivision Name **Lynn Lee Park** Lot No. **8** Block No. **2**

Zoning District(s) _____ Zoning Permit No. _____ Setbacks: Front **55.0** ft. Rear **57.2** ft. Left **24.6** ft. Right **54.3** ft.

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APPLICANT (Print: David Montguire) Sign: [Signature] DATE 11-4-16

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FEES:	PERMIT(S) ISSUED	WIS PERMIT SEAL #	PERMIT ISSUED BY:
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Wis. Permit Seal \$ _____	<input type="checkbox"/> Electrical		Cert No. _____
Other \$ _____	<input type="checkbox"/> Plumbing		
Total \$ _____	<input type="checkbox"/> Erosion Control		

November 17, 2016

Mr. Thomas Harrigan
Zoning and Planning Administrator
Village of Elm Grove
13600 Juneau Boulevard
Elm Grove, WI 53122-0906

Re: 1765 Fairhaven Boulevard
Demolition and Redevelopment Plan Review

Dear Mr. Harrigan:

As requested, we have reviewed the documents submitted to the Village for the demolition of an existing single family home and construction of a new home at 1765 Fairhaven Boulevard. These documents were submitted to meet the requirements of the Village Code. A site visit was held on November 16, 2016 with yourself, Richard Paul and I in attendance. The findings and recommendations related to the demolition of the existing single family home are as follows:

1. If there is a delay between demolition and construction, a barrier fence with warning signs should be installed around any open excavation.
2. Erosion Control:

The demolition application indicates a tracking pad will be provided, but the tracking pad is not shown on the Erosion Control Plan. We recommend the tracking pad be added to the Erosion Control Plan for consistency.

The Erosion Control Plan shows silt fence to be installed around the perimeter of the property. If any disturbance is necessary in the public right-of-way, then temporary manufactured erosion log ditch checks and/or other perimeter control devices other than silt fencing conforming to DNR Technical Standards 1062 and/or 1071, respectively must be used downstream across un-stabilized ditches and swales. This item can be addressed in the field by Village Staff if needed.

All erosion controls must be in place prior to beginning land disturbing activities.

3. Wetlands: Mapping from the Wisconsin Department of Natural Resources (DNR) Water Surface Data Viewer website shows wetland indicators exist on the property.

Mr. Thomas Harrigan

Re: 1765 Fairhaven Boulevard - Demolition and Redevelopment Plan Review

November 17, 2016

Page 2

The applicant will need to conduct a wetland investigation to determine whether wetlands actually exist on the property. Wetlands cannot be impacted unless approved by DNR. We recommend the applicant contact the DNR to determine if wetlands can still be identified and/or delineated at this time of the year or if identification will need to wait until the next growing season.

4. Floodplain: The effective FEMA floodplain map shows the property to be located outside of a regulatory floodplain.
5. Tree Removal: The Plat of Survey shows several trees exist on the lot. None of the trees are shown to be removed.

Our findings and recommendations for various utility, grading, and restoration elements of the proposed new construction are as follows:

6. The following information must be added to the Plat of Survey:
 - a. Existing evergreen tree in Village right-of-way at northwest corner of the lot.
 - b. Existing utilities serving the house to be demolished.
 - c. Proposed gas, electric, telephone utilities that will serve the new home.
 - d. Downspout locations and direction of discharge.
 - e. Location of proposed sanitary lateral.
 - f. Label sanitary sewers as 8-inch diameter.
 - g. Existing utility easements.
 - h. Proposed grading plan.
 - i. Proposed yard grade at outside corners of structure.
 - j. Sump pump discharge.
 - k. Setbacks of buildings on adjoining properties.
 - l. Proposed first floor elevation of new home.

7. Sanitary Lateral:

Record drawings indicate 8-inch diameter sanitary sewers exist under Fairhaven Boulevard and under Gremoor Drive along the north and east lot lines. The record drawings show the property is served by a lateral extending from the existing 8-inch diameter clay sanitary sewer located along Fairhaven Boulevard.

If the applicant wants to abandon the existing sanitary lateral, then per Section 232-8 of the Village Code, the existing sanitary lateral will need to be severed from the main and a watertight seal placed at the main connection. The abandonment will need to be inspected and tested to the satisfaction of the Director of Public Works. A new lateral connection may be made at the existing connection point or anywhere along the sewer main except

Mr. Thomas Harrigan

Re: 1765 Fairhaven Boulevard - Demolition and Redevelopment Plan Review

November 17, 2016

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the new lateral may not be directly connected to the sewer manhole or within 5 feet of the manhole structure. The connection of the new lateral to the existing sanitary sewer will need to be watertight.

If the applicant wants to reuse the existing lateral, then it must be televised to determine its structural condition. Per Section 232.8 of the Village Code, if it is of PVC construction and is free of defects and water tight as evidenced by a televised inspection video and report, it may be used for the new house. If it is leaking or not PVC, it must be lined or re-laid with proof that the improvements are water tight (televised inspection video and report).

Cement slurry backfill will be required for excavations under the road pavement with pavement replacement in kind.

8. Water: The Plat of Survey shows the location of an existing well. If the existing well is intended to remain in service it is located too close to the foundation of the new home in accordance with WDNR Administrative Code NR812.

We recommend a new well be drilled. The new well will require a permit and needs to be constructed in accordance with Village Code Chapter 212, which references WDNR Administrative Code NR812.

The existing potable well will need to be abandoned in accordance with Village Code Chapter 283, which also references WDNR Administrative Code NR812.

9. Driveway Culvert: The Plat of Survey shows the existing culvert is proposed to remain in place. During our site visit it was determined that the culvert is in good condition and should be able to remain in service for the new home. However, we recommend appropriate culver pipe end sections be added at each end.

10. Storm Drainage/Grading:

Existing topography of the property generally slopes toward the northwest.

The Plat of Survey does not show proposed grading contours. A detailed review of proposed grading could not be completed at this time.

During our site visit it was determined that ditch grading is needed along Gremoor Drive. The Village Department of Public Works will complete any necessary ditch grading work.

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The Waukesha County Land Information System shows the impervious area of the property with the existing home to be about 5,200 square feet (about 23% of the gross parcel area). The Plat of Survey shows 5,769 square feet of impervious area is proposed for the property (about 25.6% of gross parcel area). The proposed redevelopment plan meets the building footprint limitation (20%) and the total impervious area limitation (30%) set by Chapter 335 of the Village Code.

Because of the presence of wetland indicator soils, we recommend the lowest floor elevation be placed above the seasonal high water table to avoid the potential for basement wetness issues. The “Basement Wetness and Flooding Prevention Standards” prepared by the Land Resources Division of Waukesha County are a good reference regarding this topic. If the lowest floor elevation is proposed to be below the seasonal high water table, then the proposed building plan may need to be revised to raise up the house and minimize basement wetness risks. If raising the house results in a first floor elevation that is too high for the surrounding neighborhood, then the proposed building plan may need to be revised to build a slab on grade home or crawl space in lieu of a full basement.

11. Sump Pump Discharge: The Foundation Plan shows the sump pump basin to be located in the southeast corner of the new home. Section 212-23 of the Village Code states all sump pumps discharging clear water shall discharge at least three feet out from the building. The preferred location of the sump discharge pipe shall be to the front of the building when practicable. We recommend the proposed sump pump discharge line be directed toward Fairhaven Boulevard.
12. House Setback: Village Code allows the owner of corner lots to select which one of two sides of the lot will be considered the rear yard for setback purposes. The Plat of Survey shows the rear yard 25-foot building setback limit along the west side of the lot. Based upon the information provided, it appears the proposed new home will meet setback requirements in the Village Code for RS-1 zoning. This determination should be checked after setbacks of buildings on adjoining properties is provided and reviewed.
13. House Grade:

Based on the information provided it is assumed the first floor elevation of the new house is proposed to be at elevation 783.97 (782.67 + 1.30). The estimated first floor elevation of the new home:

- is approximately 1.8 feet higher than the first floor elevation of the existing home on the lot.
- is approximately 5.3 higher than the first floor elevation of the neighboring home to the west.

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- is approximately 0.6 feet higher than the first floor elevation of the neighboring home to the south.

A final review of the house grade will be completed after the applicant confirms the proposed first floor elevation and provides a proposed grading plan.

14. Landscaping Plan: A landscape plan will need to be submitted to the Village at a later date as required by Village Code.

Based upon the above, we recommend the Village delay approval of the demolition application until the wetland issue is resolved. We also recommend the redevelopment plan be revised and resubmitted addressing the above issues before it is approved by the Village. Please contact our office with any questions regarding this matter. Thank you for allowing us to be of service to the Village of Elm Grove.

Very truly yours,

RUEKERT & MIELKE, INC.



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ADP:crp

cc: David De Angelis, Village of Elm Grove
Richard Paul, Jr., Village of Elm Grove
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