AGENDA

1. Roll Call.

2. Review and act on meeting minutes dated 5/6/19 and 6/18/19.
   
   Documents:
   
   pc050619dm.pdf
   pc061819dm.pdf

3. Review and act on a request for a demolition permit for a single family residential home located at 13825 Lloyd Street pursuant to §106-11 to §106-14.

   Documents:
   
   13825 lloyd street - engineering review letter.pdf
   13825 lloyd street - entire application.pdf

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

1. Roll Call.
Present: President Palmer, Mr. Jodie, Mr. Michalski, Mr. Reineke,
Absent: Mr. Cashin, Mr. Long, Mr. Kujawa
Also Present: Thomas Harrigan, Zoning and Planning Administrator, David De Angelis, Village Manager, Hector de la Mora, Village Attorney, and applicants.

2. Review and act on meeting minutes dated 4/1/19.
Mr. Michalski motioned and Mr. Reineke seconded to approve the meeting minutes dated 4/1/19 as submitted. Motion carried 4-0.

3. Review and act on a request for a revised plan of operation pursuant to §335-85 for One Hour Martinizing located at 13405 Watertown Plank Road.

There was no representative in attendance for the revised plan of operation.

Mr. Reineke provided a general background summary of the Soil Vapor Extraction (SVE) system and explained the need for the liquid condensate holding tank. Mr. Reineke suggested that the operators of the SVE system amend the existing system with the following improvements:
- Install a high-water float to allow for controlled shut-off of the system.
- Install a lock on the cap.
- Install some form of screening from Watertown Plank Road Pedestrian and Vehicular traffic.

Mr. De Angelis commented that the submission indicated the condensate discharge into storm sewer system is required to meet the Milwaukee Metropolitan Sewerage Districts (MMSD) discharge standards.

Mr. Reineke motioned to approve the amended Plan of Operation with the recommendations outlined above, Mr. Michalski seconded. Motion carried 4-0.

4. Review and act on a request by Brian Studebaker, 1375 Woodlawn Circle, for a conditional use permit pursuant to §335-86 for the use of permeable surface materials to exceed the maximum allowable percentage of impervious surface area in the RS-1 Single Family Residential District, pursuant to §335-17C(5), located at 2075 Elm Tree Court.
Kyle Kholeman, of Seasonal Services Landscaping, was present before the Board.

Mr. Michalski asked what kind of material is being proposed for the permeable paver system.

Mr. Kholeman explained Uni-Lock Block will be used.

Mr. Jodi motioned and Mr. Reineke seconded to approve as submitted. Motion carried 4-0.

5. Review and act on a request by Mark Reinders, Agent and Property Manager 13400/13420 Watertown Plank Road, to amend an existing Plan of Operation pursuant to §335-85 and to construct a building addition and accessory building for indoor storage and warehouse facilities pursuant to §335-88B.

Mr. Mark Reinders and Mr. Brian Fisher, of Anderson Ashton Architecture, were present before the Commission.

Mr. Reinders introduced Mr. Fisher and provided the Commission a summary his proposal and national data pertaining to storage facilities. Mr. Reinders noted the region where Elm Grove is located is currently underserved with storage options. He provided an anecdotal story of being approached by a retired Elm Grove police officer who requested permission to store his boat on the property in question. Mr. Reinders commented that he anticipates the majority of clients would be located within 3-4 miles of Elm Grove.

Greg Tidmarsh, of Wisconsin Transfer Co., was present before the Commission. Mr. Tidmarsh opined that the storage facility proposal is a perfect use for the property and a perfect use for Elm Grove residents.

Mr. Reinders commented that after reviewing the meeting minutes from the Reinders/Wangard Ad Hoc Advisory Committee meetings, all of the comments and concerns raised by the committee would be either addressed, or not applicable to this proposed use.

1. There would be minimal traffic associated with this use.
2. There would be no impact of additional students in local schools.
3. The building height would not exceed 35 feet.
4. Tax Incremental financing would not be required.
5. There would be no need for Environmental remediation.
6. There would be no need for geo-pilings.
7. There would be no need to additional tree removals on Elm Grove Road (“Cave Road”).
8. There would be no need for municipal water.
9. The added assessed value of the proposed development would also bring a tax base which does not exist today.

Mr. Reinders indicated the Reinders Company would still operate business functions (storage) out of the new storage facility for an undetermined period of time. Once the new storage facility reaches maximum occupancy, the Reinders Company business operations would be phased off the site in order to accommodate more storage space available for lease.
President Palmer asked Mr. Reinders and Mr. Fisher when they anticipate all the outstanding submittal items as noted within the Ruekert & Mielke review letter would be completed and available for review.

Mr. Reinders indicated they will be compiling these items as soon as possible. However, Mr. Reinders stated he hoped to gain approval of the storage facility proposal contingent on all the outstanding items being submitted.

President Palmer explained that due to the total amount and scope of outstanding application items, there is no way he would be comfortable approving the application at this time.

Mr. De Angelis asked Mr. Reinders if he anticipates continuing outside storage on the property.

Mr. Reinders stated that he has not included the outside storage use in the application at this time, but is contemplating including it for a future submittal.

President Palmer commented the potential for outside storage should be included in the application if indeed Mr. Reinders wishes to continue this specific use on the property.

Mr. Reineke asked how Mr. Reinders and Mr. Fisher anticipate the proposed retaining wall, as demonstrated within the submitted rendering, would be constructed on site. Would the existing grade be cut down, or would fill be brought in.

Mr. Fisher stated that the rendering is incorrect and not accurate.

President Palmer suggested the Plan Commission members send Mr. Harrigan questions and comments related to the storage facility proposal so they can be compiled and sent to Mr. Reinders for reference.

No action was taken on this item.

6. Other Business

None.

7. Adjournment

Mr. Jodi motioned and Mr. Reineke seconded to adjourn the meeting. Motion carried 4-0.

Meeting adjourned at 8:12 P.M.

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator/
Assistant to the Village Manager
Meeting was called to order by President Palmer at 7:00 p.m.

1. Roll Call.
Present: President Palmer, Mr. Jodie, Mr. Michalski, Mr. Reineke, Mr. Cashin, Mr. Long
Absent: Mr. Kujawa
Also Present: Thomas Harrigan, Zoning and Planning Administrator, David De Angelis, Village Manager, Christopher Koehnke, Assistant Village Attorney, and applicants.

Item 2. Review and act on a petition to initiate rezoning of the parcels identified as EGV 1106038, EGV 1106039, EGV 110697001, EGV 110697002, and EGV 110697003 from M-1 Limited Manufacturing District to B-2 Local Business District pursuant to §335-75 through §335-80.

President Palmer indicated that the Commission will accept public comment on this action.

Mary Inden was present before the Commission. Ms. Inden expressed deep concern on the possible rezoning and the quickness at which this is taking place. She suggested slowing the process down or possibly taking the item to referendum.

Mark Reinders was present before the Commission. Mr. Reinders stated that he is representing R&R Investments. Mr. Reinders provided the Commission a historical summary of the Reinders family and their relationship with the Village of Elm Grove. Mr. Reinders indicated that he and his family have always been very accommodating to residents and the community as a whole. Mr. Reinders indicated that his family has made a significant investment into the properties they currently own in the downtown. However, the properties need to generate revenue to be self-sustaining. Mr. Reinders indicated that he approached the Plan Commission several months ago with a conceptual proposal for mini storage sheds which could be leased to individuals for storage needs. Numerous residents then approached him and expressed excitement and interest in the possibility of the storage units becoming a reality. Mr. Reinders expressed his surprise to find out that the Board of Trustees adopted a resolution initiating the rezoning process for the Reinders properties. Mr. Reinders expressed concern that the Commission is creating a new hardship on the properties and it is a dis-service to the community. Three years ago Wangard Development and the Reinders proposed to construct multi-family residential apartments on the properties, but they received negative push back from the community. Ultimately, the proposal for multi-family was withdrawn by Wangard Development. Mr. Reinders stated that he wished he could have been contacted earlier to provide additional input related to the Downtown Master Planning process, because he would have. Taking away the M-1 zoning and re-zoning to B-2 is not the answer.

Rick Reinders was present before the Commission. Mr. Reinders stated that he is the son of Richard Reinders and is authorized to speak on his behalf. Mr. Reinders commented that at one point in time, the Reinders family employed hundreds of employees on the properties in question. Mr. Reinders indicated that he read the citizen survey responses from the recent Downtown Master Plan and most residents are opposed to more multi-family residential use. Mr. Reinders stated the
methods that the Village is using to employ the rezoning are underhanded. Mr. Reinders encouraged the Commission to listen to the Village Residents.

Gregg Tidmarsh was present before the Commission. Mr. Tidmarsh stated that he is opposed to the rezoning the Reinders and Kanavas properties. Mr. Tidmarsh commented that he is unsettled that the village’s oldest property owners are being treated in this way. A Bird in the hand is worth more than two in the bush, please work with the Reinders to keep them for many years to come.

Rich Fronberry was present before the Commission. Mr. Fronberry apologized to the Commission for he would have had a prepared statement, but only recently found out the Commission would accept public comment at the meeting. Mr. Fronberry does not feel the property should be so quickly rezoned and against the desire of the owners. Mr. Fronberry noted that the 2007 Village Comprehensive Plan was very well done. Both the Comprehensive Plan and surveys from the current Downtown Master Plan indicate that residents do not wish to have additional multi-family housing. Mr. Fronberry stated that due to the speed which the Village is moving to rezone the properties, he feels there must be something “up”. As a longtime resident of Elm Grove, Mr. Fronberry commented that he remembers many different uses which took place on the Reinders properties. Mr. Fronberry stated the he hopes the Plan Commission has had the opportunity to review the previous Downtown Master Plan to see what was identified as the preferred uses on individual parcels.

Jim Koleski was present before the Commission. Mr. Koleski noted that speaking from a rezoning standpoint, anytime someone has asked for a rezoning, it takes a bit of time to complete. There is comment sought from the neighbors adjacent to the properties proposed to be rezoned. He stated he views this specific rezoning to be rushed and inconsistent with previous rezoning efforts. Mr. Koleski asked the Plan Commission to slow down and encourage a well thought out process.

Attorney Brad Dagen was present before the Commission on behalf of George Kanavas. Mr. Dagen asked the Commission on behalf of Mr. Kanavas to consider tabling the item in order to have a discussion with the property owners. He commented that he feels the Commission is rushing this decision. Mr. Dagen noted that Mr. Kanavas is heavily invested in Elm Grove, and has a significant portion of his clients living within the Village. Mr. Dagen stated he hopes the Commission will consider engaging the property owners of the parcels in question.

Betsy Haushalter was present before the Commission. Ms. Haushalter stated that she is concerned the rezoning is being ram rodded through far too quickly. She noted that she only heard about this item four days ago.

President Palmer asked if there was anyone else in the audience who would like to provide comment. Seeing none, the Plan Commissioners were asked to provide comment.

President Palmer clarified the Village Board of Trustees acted to direct staff to initiate the rezoning of the properties in question by adoption of a resolution directing staff to do so. It was noted the properties are designated as mixed-use development in the 2007 Comprehensive Planning document. What is being asked of the Commission now, is to make a recommendation that the Board of Trustees should continue to consider the rezoning from M-1 to B-2.

Mr. Reinders commented that he has no problem with B-2 zoning, as long as storage is included into the B-2 zoning district as a specified use.

President Palmer noted that Mr. Reinders comment is a strong suggestion and well heard.
Attorney de la Mora noted that but for significant investment the Village took to mitigate flooding issues in the downtown area, a portion of the Reinders property would still be located within the floodplain.

Mr. Michalski motioned to recommend the Village Board of Trustees rezone the parcels identified as EGV 1106038, EGV 1106039, EGV 1106997001, EGV 1106997002, and EGV 1106997003 from M-1 Limited Manufacturing District to B-2 Local Business District pursuant to §335-75 through §335-80. Mr. Jodie seconded. Motion carried 6-0.

3. Other Business

None.

4. Adjournment

Mr. Jodi motioned and Mr. Long seconded to adjourn the meeting. Motion carried 6-0.

Meeting adjourned at 8:40 P.M.

Respectfully Submitted,

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

Re: 13825 Lloyd Street  
Demolition 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 at 13825 Lloyd Street. These documents were submitted to meet the requirements of the Village Code. A site visit was held on October 26, 2018 with yourself, Richard Paul Jr. and I in attendance. The findings and recommendations related to the demolition of the existing single family home are as follows:

1. Wetlands: Mapping from the Wisconsin Department of Natural Resources (DNR) Water Surface Data Viewer website shows wetland indicators exist across all of the property. The property owner will need to conduct a wetland investigation to determine if wetlands exist prior to commencing demolition work. Wetlands cannot be impacted unless approved by DNR and US Army Corps of Engineers.  

2. Floodplain: The effective FEMA floodplain map shows the property is located outside of a regulatory floodplain.

3. The following existing features and demolition items need to be added to the Plat of Survey:
   a. All trees greater than 12 inches in diameter on the lot and all existing trees greater than 6 inches in diameter in the public right-of-way.  
   b. Show which trees, if any, will be removed.  
   c. 8-inch diameter sanitary sewer main and manhole along Lloyd Street.  
   d. Sanitary lateral serving the existing home (see additional comment below).  
   e. Natural gas and other utilities adjacent to and serving the existing home.  
   f. Yard lights and buried electric lines.  
   g. First floor elevation of existing house.

Elm Grove Village 38-00000 Miscellaneous Project Files > 218 Misc Engineering > Correspondence > 13825 Lloyd Street > Harrigan-20181029-13825 Lloyd Street Demolition Plan Review.docx~

Waukesha, WI • Kenosha, WI • Madison, WI • Chicago, IL • Global Water Center, WI • Fox Valley, WI  
www.ruekertmielke.com
h. ✓ Existing topographic contours.
i. ✓ Flag pole.
j. ✓ Impervious area calculations of the existing home and site improvements.
k. ✓ Erosion control measures (see additional comment below)

4. Erosion Control:

Add a note that all erosion controls must be in place before commencing demolition.

Silt fence will need to surround downslope perimeter of areas of the property disturbed by demolition and removal work.

Additional erosion control measures will be required for any areas disturbed within the public right-of-way. Since silt fence is not allowed within the public right-of-way, we recommend using temporary manufactured erosion logs/or other perimeter control devices be used conforming to DNR Technical Standards 1062 and/or 1071, respectively.

A 30-foot long tracking pad consisting of 3-inch breaker run stone must be added to the Plat of Survey.

5. ✓ Sanitary Lateral:

During the site visit we observed evidence that the existing sanitary lateral has been severed from the house and a standpipe has been installed in the front yard. Because the property owner intends to demolish the existing home and restore the parcel as a vacant lot for the foreseeable future, the applicant will need to abandon the existing sanitary lateral. Per Section 232-8 of the Village Code, the existing sanitary lateral will need to be completely abandoned and severed from the sewer main. A watertight seal will need to be placed at the connection to the sewer main. 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 in the future at the existing connection point or anywhere along the sewer main except 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.

Cement slurry backfill will be required for excavations under the road pavement with pavement replacement in kind.
Mr. Thomas Harrigan  
Re: 13825 Lloyd Street - Demolition Plan Review  
October 29, 2018  
Page 3

6. Water: The Plat of Survey shows the house was served by an existing well. However, during the site visit we observed evidence that the well has already been abandoned. We recommend documentation be provided to Elm Grove showing that the well was abandoned in accordance with Village Code Chapter 283 and WDNR Administrative Code NR812.

7. If there is a delay between demolition and backfill/restoration, then a barrier fence with warning signs should be installed around any open excavation.

8. Driveway Culvert and Ditch Grading: The existing driveway culvert was not visible during the site visit. We discussed that Village Public Works Department will likely need to complete some ditch grading work in the future.

We recommend the items listed above be addressed to the Village’s satisfaction prior to approval. 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.

Anthony D. Petersen, P.E. (WI, IA)  
Senior Project Manager  
apetersen@ruekert-mielke.com

ADP:adp  
cc: David De Angelis, Village of Elm Grove  
Richard Paul, Jr., Village of Elm Grove  
File
Along with a letter from the applicant requesting a demolition permit, the following items must be submitted by 4:30 PM at least twenty 20 BUSINESS days prior to the Plan Commission meeting. Applicants must submit 13 copies (separated into individual packets) to the Zoning and Planning Administrator. These packets are distributed to the Plan Commissioners in advance of the meeting. Large plan copies should be reduced to standard, legal, or ledger paper. Submission of the minimum requirements does not constitute a complete application or Plan Commission approval, but a list of the minimum submission requirements for demolition permit requests. Applicants are encouraged to meet with Village staff prior to submitting materials to clarify requirements and procedures. Applicants should review the applicable Village code regulations located at www.elmgrovewi.org, located in Chapter 106, Article II Demolition Permits and Chapter 325 Water Control in addition to reviewing the items below prior to submitting an application.

MINIMUM DEMOLITION PERMIT SUBMITTAL REQUIREMENTS

1. Description of the Land and Use
   - Check the subject property with the building to be razed.
   - Indicate the use or occupancy of all parts of the building.

2. Existing Building Plans and Specifications
   - Check Floor plans of existing buildings
   - Check Elevation drawings of existing buildings
   - Check Certified Survey Map (CSM) identifying:
     - All existing buildings
     - Tree inventory identifying:
       - Trees more than 12" in diameter at chest height on the property
       - Trees more than 6" in diameter on Village right-of-way
       - Trees that will be removed and trees that will remain

3. Building Plans and Specifications - If proposed
   - Check CSM with proposed buildings identifying:
     - Proposed ground grade(s)
     - Proposed grade of all structures including the first floor front door location and grades at the intersection of all exterior walls
     - Setbacks of buildings or structures to be constructed
     - Setbacks of any buildings or structures on adjoining properties
     - Trees more than 12" in diameter at chest height on the property
     - Floor plans and elevations of all new buildings
     - General plan for landscaping

4. Principles
   - Provide written documentation that addresses the principles located in §106-15 and as identified below:
     A. Whether, in cases where demolition is for the purpose of facilitating new construction, due and fair consideration has been given to the feasibility of preserving and continuing the use of the existing building.
     - Check
     B. Whether the end result of the applicant’s project including demolition and new construction, if any, will devalue adjoining properties by unreasonably altering the character of the neighborhood.
     C. Whether the end result of the applicant’s project including demolition and new construction, if any, will be detrimental to the public interest.
     D. Whether the existing building is in such deteriorated condition that it is not structurally or economically feasible to preserve or restore it.
   - Check

5. Sewer Lateral Disturbance and Abandonment Form

6. Public Way Disturbance Permit

Revised: June 2016
S:\Zoning And Planning\Forms - Zoning & Planning\Plan Commission\Demolition Permit\Demolition Permit Checklist June 2016.Doc
7. Existing Road Conditions
   • At a minimum, 12 photos of paved roadways abutting the subject property and extending 200 feet beyond the boundaries of the property indicating pre-demolition road conditions
   • Pictures should include all existing defects or damage to the pavement

8. Dust and Airborne Particulate Plan
   • A written plan identifying a source of water, spraying equipment, schedule, and any other measures to be taken to control airborne particles

9. Site Erosion Control Plan—please reference Chapter 325 Article I
   • Detailed plan to include storm water runoff management and soil erosion control as required by Chapter 325, Article I of the Village code and §325-8A
   • If the land disturbance activity is less than one acre, the applicant must provide, at a minimum, an erosion control plan statement (with map) briefly describing the site and erosion controls (including the site development schedule) that will be used to meet the requirements of this §325 Article I.
   • If the land disturbance activity is greater than one acre, the applicant must comply with the provision as outlined in §325 Article I

10. Site Restoration Plan
    • Plan, including without limitation, back filling, grading, seeding, landscaping, fencing, and runoff water, etc.
    • Work plan for completing the demolition within 60 days (if applying without proposing construction) or until a new structure has commenced.

11. Names and Addresses of Neighboring Property Owners
    • Applicants must provide names and addresses of property owners within 300 feet of any boundary of the parcel that is the subject of any demolition permit.
    • Notification shall be given to the owners of any property within 300 feet despite any intervening public or private road.

12. Completed and Signed Building Permit Application Form

13. Completed and Signed Demolition Permit Addendum

14. Permit Fee of $82.50 at the time of application

15. $2,000 Public Way Disturbance Bond

16. $10,000 Letter of Credit or Cash Deposit at time of application
    • If the permit authorized only demolition work and no construction work is scheduled to take place within 30 days after completion of demolition, the Village will return the letter of credit or cash deposit within 30 days after final inspection, restoration of the subject property, and final approval.
    • If the permit authorizes work in addition to demolition work, then the Village shall return the letter of credit within 30 days after issuance of a final certificate of occupancy.
    • The letter of credit or cash deposit assures timely compliance with the prosecution of work and repair for damages due to demolition. If the Village draws upon the letter of credit to the full amount required the applicant must replenish the amount of the letter of credit in full upon receiving notice.

Questions? Please contact:
Zoning & Planning Administrator, M-F 8:00 am – 4:30 pm, 262-782-6700

Building Inspector (SafeBuilt), M-W-F Noon - 2:00 pm, 262-782-6700

Director of Public Works, M-F 8:00 am- 4:00 pm, 262-782-6700

Revised: June 2016
S:\Zoning And Planning\Forms - Zoning & Planning\Plan Commission\Demolition Permit\Demolition Permit Checklist June 2016.Doc
PLAT OF SURVEY

LOCATION: 13825 Lloyd Street, Elm Grove, Wisconsin

LEGAL DESCRIPTION:
Lots 8 and 9 in Block 3 in SAN FERNANDO ASSESSMENT PLAT NO. 4, all of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 24, Town 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin.

May 14, 2018 Original lot survey(#109455)
May 24, 2018 Topography added(#109455)
November 21, 2018 Additional details added(#110208)

Survey No. 110208

J & J Contractors
Christopher Wilson

Dennis C. Sauer
S-2421
Franklin, WI
Christopher Wilson Demo Permit

1. Description of land and use.
   a. 13825 Lloyd Street, Elm Grove, WI.
   b. Single family home on a single village lot.
   c. Wood framed home. First floor has brick siding.
   d. Home is currently vacant waiting demolition.

2. Existing Building Plans and Specifications.
   a. 1617 square foot home. Two (2) stories.
   b. No drawings provided. Several pictures.
   c. Picture of available survey provided.
   d. All trees are small and in poor condition and being removed.

   a. Survey provided.
   b. No current plans to rebuild.
   c. The owner wants to have the time to plan new home.

   a. The home is being removed for the purpose of eventually building a new home.
   b. Grass will be planted after the home is removed. The lot will be maintained and kept mowed until new home is constructed.
   c. The existing home is abandon and in poor condition. The existing home is an eye sore and devalues the neighborhood. Building a new up-to-date home will be more in keeping with the neighborhood and increase home values.
   d. Renovations costs to upgrade would far exceed fair market value of the home.

5. Sewer Lateral Disturbance and Abandonment Form.
   a. Sewer Lateral has been abandoned and video will be provided.

   a. Public Way Disturbance permit turned in and paid for.

7. Existing Road Conditions
   a. Existing roads photographed and turned in.

8. Dust and Airborne Particulate Plan.
   a. The existing electric meter has been removed and the house has been abandon for a substantial amount of time. No water is available on site.

   a. Silt fence installed 25’ away from the perimeter of the home.

10. Site Restoration Plan.
    a. After the house is removed the area will be filled in with returned to grade. Top soil will be spread and seeded with a straw cover.
    b. The silt fence will be left until the grass is established and ready to mow.
    c. The silt fence will be removed when the grass is established.
    d. The home will be removed in

11. Names and Addresses of Neighboring Property Owners.
a. Property owners list provided.
12. Completed and Signed Building Permit Form.
   a. Applied for.
13. Completed and Signed Demolition Permit Addendum
   a. Applied for.
14. Permit Fee $82.50
   a. Paid.
15. $2,000 Public way Disturbance Bond.
   a. Submitted.
16. Will be provided.
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: ________________________________ 10/10/18

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: ________________________________ 10/10/18

Print Name: Christopher Wilson

Date: 10/12/18

Property Address (current mailing address):

13855 Lloyd Street, Elm Grove, WI
PLAT OF SURVEY

LOCATION: 13825 Lloyd Street, Elm Grove, Wisconsin

LEGAL DESCRIPTION:
Lots 8 and 9 in Block 3 in SAN FERNANDO ASSESSMENT PLAT NO. 4, all of the West 1/2 of the West 1/2 of the Northwestern 1/4 of Section 24, Town 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin.

May 14, 2018 Original lot survey(#109455)
May 24, 2018 Topography added(#109455)
November 21, 2018 Additional details added(#110208)

Survey No. 110208

FLOOD DATA
This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 55133 CO2376, which has an effective date of November 5, 2014 and is NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify the determination or apply for an amendment from the Federal Emergency Management Agency.

No underground electric flagging was found on site at the time of survey.
No wetland flagging was found on site at the time of survey.

METROPOLITAN SURVEY SERVICE, INC.
Professional Land Surveyors and Civil Engineers
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH (414) 529-0306 FAX (414) 529-9797
e-mail address survey@metropolitan.com
— Denotes Iron Pipe Found
□ — Denotes Iron Pipe Set
— Denotes Iron Rod Found

Dennis C. Sauer
Professional Land Surveyor S-2421

J & J Contractors
Christopher Wilson

Land Surveyors
To: Owner of 13825 Lloyd St in Elm Grove, WI
RE: Removing flooring in upper rooms, prior to Demolition

- In removing the tile flooring in upper areas of the house, all work will be performed as if material was hazardous, containing asbestos, which is not confirmed via testing.
- All areas, where removal will be taking place, will be off limits to anyone not involved in the operation. This is to protect one’s health and to prevent as much cross contamination as possible.
- All removed material will be properly contained in plastic lined boxes and transported to a approved waste disposal site, per DNR 447-13
- Only after all polyethylene sheeting is removed, and all areas wiped down, including adjacent areas where work is done, will it be safe for any person to enter without wearing any protection. Notification will be given by JW.

All work is done in a professional workmanship manner. Estimated cost is $1600.00, deducting for items agreed on. The estimate covers all cost related to this floor removing project. This includes dump site cost. JW is fully insured by STATE FARM (414) 545-6820

[Signature]
1-6-15
PLAT OF SURVEY

LOCATION: 13625 Lloyd Street, Elm Grove, Wisconsin

LEGAL DESCRIPTION:
Lots 8 and 9 in Block 3 in SAN FERNANDO ASSESSMENT PLAT NO. 4, all of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 24, Town 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin.

May 14, 2018 Original lot survey(#109455)
May 24, 2018 Topography added(#109455)
November 21, 2018 Additional details added(#110208)

Survey No. 110208

FLOOD DATA
This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 58133 C0237G which has an effective date of November 5, 2014 and is NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

No underground electric flagging was found on site at the time of survey.
No wetland flagging was found on site at the time of survey.

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130

PH. (414) 529-5380  FAX (414) 529-0787
email address: survey@metropolitansurvey.com

O — Denotes Iron Pipe Found
O — Denotes Iron Rod Found

Dennis C. Sauer
Professional Land Surveyor 5-2421
13825 Lloyd St, Elm Grove, WI 53122
3 beds · 1.5 baths · 1,617 sqft

SOLD: $150,000
Sold on 11/03/17
Zestimate: $200,636

EST. REFI PAYMENT
Est. Refi Payment: $615/mo

Note: This property is not currently for sale or for rent. The description below may be from a previous listing.

Situated on a private, park-like lot in desirable Elm Grove and Elmbrook Schools, you will find this cape cod fixer upper priced well below assessed value. Property is in need of repair and completion. Upper level still under construction, priced accordingly. Investor may be needed as property may not qualify for financing.

Facts and Features

- **Type**: Single Family
- **Year Built**: 1935
- **Heating**: Forced air
- **Cooling**: Central
- **Parking**: 2 spaces
- **Lot**: 0.3 acres

https://www.zillow.com/homedetails/13825-Lloyd-St-Elm-Grove-WI-53122/40636899_zpid/?fullpage=true

Similar Homes for Sale

- **FOR SALE**
  - $275,000
  - 4 beds, 2.0 baths, 2,124 sq ft
  - 13600 W North Ave, Brookfield, WI 53005
- **FOR SALE**
  - $315,000
  - 4 beds, 3.0 baths, 2,511 sq ft
  - 13285 Lee Ct, Elm Grove, WI 53122
- **FOR SALE**
  - $284,900
  - 4 beds, 2.0 baths, 1,750 sq ft
  - 2570 El Rancho Dr, Brookfield, WI 53005

Nearby Similar Sales

- **SOLD**: $174,000
  - Sold on 7/13/2018
  - 3 beds, 1.5 baths, 1,762 sqft
  - 2605 Lilly Rd, Brookfield, WI 53005
- **SOLD**: $209,900
  - Sold on 2/9/2018
  - 3 beds, 2.5 baths, 1,810 sq ft
  - 2580 Lilly Rd, City Of Brookfield, WI 53005
- **SOLD**: $217,000
  - Sold on 11/22/2017
  - 3 beds, 2.0 baths, 1,617 sq ft
  - 13825 Lloyd St, Elm Grove, WI 53122
Home Shoppers are Waiting

Ask an agent about market conditions in your neighborhood.

Your name

Phone

johnmeiners@gmail.com

I own this home and would like to ask an agent about selling
INTERIOR FEATURES

Bedrooms
Beds: 3

Bathrooms
Baths: 1 full, 1 half
Bath Description: Shower Over Tub, Ceramic Tile

Appliances
Appliances included: Microwave, Range / Oven

Flooring
Floor size: 1,617 sqft

SOLD: $230,000
Sold on 7/12/2018
2 beds, 1.0 baths, 1478 sqft
2440 Thornapple Ln, Brookfield, WI 53005

SOLD: $250,000
Sold on 8/2/2018
3 beds, 2.0 baths, 1395 sqft
2105 San Fernando Dr, Elm Grove, WI 53122

See sales similar to 13825 Lloyd St

Home Value

Zestimate®
$200,636

ZESTIMATE RANGE
$169,000 - $227,000

LAST 30 DAY CHANGE
-$5,906 (-2.9%)

Zestimate history & details

https://www.zillow.com/homedetails/13825-Lloyd-St-Elm-Grove-WI-53122/40636899_zpid/?fulloaac=true
Contractor Name: Gene Wagner Plumbing
Address: 2017 S. 60th Street, Milwaukee, WI 53219
Phone: (414) 541-9217
Email: scott@genewagnerplumbing.com
Property Owner: Christopher Wilson
Address: 13855 Lloyd Street, Elm Grove, WI
Phone: (414) 899-9125
Email: christopher.s.wilson410@gmail.com

Project Address (if different than above):

**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:

This has been completed last fall.

Richard Paul, Jr., Director of Public Works

Revised: March, 2014
## Well / Drillhole / Borehole Filling & Sealing Report

### 1. Well Location Information

- **County:** WAUKESHA
- **W/ Unique Well # of Removed Well:** [Redacted]
- **Hicap #:** [Redacted]
- **Latitude / Longitude (see instructions):** 43.05804 N, 88.08483 W
- **Township Range:** E N
- **Well Street Address:** 13825 LLOYD STREET
- **Well City, Village or Town:** COLUMBUS
- **Well ZIP Code:** 53012
- **Subdivision Name:** [Redacted]
- **Lot #:** [Redacted]

**Reason for Removal from Service:** Not in use

**W/ Unique Well # of Replacement Well:** [Redacted]

### 2. Facility / Owner Information

- **Facility Name:** [Redacted]
- **Facility ID (FID or PWS):** [Redacted]
- **License/Permit/Monitoring #:** [Redacted]
- **Original Well Owner:** [Redacted]
- **Present Well Owner:** [Redacted]
- **Mailing Address of Present Owner:** 5213 WEST LOOMIS ROAD
- **City of Present Owner:** MILWAUKEE
- **State:** WI
- **ZIP Code:** 53219

### 3. Fitted & Sealed Well / Drillhole / Borehole Information

- **Monitoring Well:** Yes
- **Water Well:** Yes
- **Borehole / Drillhole:** Yes

**Original Construction Date (mm/dd/yyyy):** [Redacted]

**Formation Type:** Drilled

**Unconsolidated Formation:** No

**Unconsolidated Bedrock:** No

**Water Well:** Yes

**Drilled (Sandpoint):** No

**Dug:** No

**Other (specify):**

**Drilled:** Yes

**Not Drilled:** No

**Cased:** Yes

**Not Cased:** No

**Lower Drilled Diameter (in.):** [Redacted]

**Casing Diameter (in.):** [Redacted]

**Casing Depth (ft):** [Redacted]

**Was well annular space grouted:** Yes

**Not Grouted:** No

**Unknown:** No

**Yes:** No

**No:** Yes

**Not Grouted:** No

**Unknown:** Yes

**If, yes, to what depth (feet):** [Redacted]

**Depth to Water (feet):** [Redacted]

### 4. Pump, Liner, Screen, Casing & Sealing Material

- **Pump and piping removed:** Yes
- **No:** No
- **N/A:** Yes

- **Liner(s) removed:** Yes
- **No:** No
- **N/A:** Yes

- **Screen removed:** Yes
- **No:** No
- **N/A:** Yes

- **Casing left in place:** Yes
- **No:** No
- **N/A:** Yes

- **Was casing cut off below surface:** Yes
- **No:** No
- **N/A:** Yes

- **Did sealing material rise to surface:** Yes
- **No:** No
- **N/A:** Yes

- **Did material settle after 24 hours:** Yes
- **No:** No
- **N/A:** Yes

- **If yes, was hole retested:** Yes
- **No:** No
- **N/A:** Yes

- **If bentonite chips were used, were they hydrated:** Yes
- **No:** No
- **N/A:** Yes

### 5. Material Used to Fill Well / Drillhole

- **3/4" Bentonite chips:** [Redacted]

### 6. Comments

- **Comments:** [Redacted]

### 7. Supervision of Work

- **Name of Person or Firm Doing Filling & Sealing:** [Redacted]
- **License #:** 593
- **Date of Filling & Sealing or Verification (mm/dd/yyyy):** 9/27/18
- **Date Received:** [Redacted]
- **Noted By:** [Redacted]

- **DNR Use Only:**

- **City:** Franklin
- **State:** WI
- **ZIP Code:** 53132

- **Signature of Person Filling Work:** [Redacted]
- **Date Signed:** 10/2/18
If an existing building is razed, or remodeled in any manner resulting in the disturbance of an existing sewer lateral, there must be a complete replacement of the existing lateral with a new PVC lateral entirely at the expense of the property owner. Exceptions are allowed if all processes and procedures are complied with below. Sewer lateral disturbance and abandonment requirements can be found under §232-8D of the Village Code.

The Director of Public Works must approve all lateral procedures and possess video documentation prior to the submission to the Plan Commission for a Demolition Permit.

Please label the video and supporting documents with:
- Owner’s name
- Address
- Phone number
- Specified procedure
- Date

**SUBMISSION REQUIREMENTS FOR SPECIFIED LATERAL PROCEDURES**

Replacement of existing lateral with new PVC
- Submit videotape identifying the replacement with new PVC.
- Signed approval by the Department of Public Works (this sheet).

Exceptions
Exceptions may be granted by the Director of Public Works if satisfactory evidence is submitted in a timely fashion demonstrating that the existing lateral is of PVC construction or the existing lateral has been lined.
- Submit videotape indicating the existing lateral is entirely free from major defects.
- Signed approval by the Department of Public Works (this sheet).

Abandonment
In the event of abandonment, the lateral must be terminated at the main and permanently sealed at the main. Permanent seals and their inspections are the financial responsibility of the property owner. All sewer lateral abandonment work must be inspected and tested to the satisfaction of the Director of Public Works.
- Submit videotape identifying the permanent seal.
- Signed approval by the Department of Public Works (this sheet).

Public Way Disturbance Permit
Applicant must secure an approved Public Way Disturbance Permit from the Director of Public Works.

Revised: March, 2014
s:/forms/public works/sewer lateral requirements 2014.doc
PLAT OF SURVEY

LOCATION: 13825 Lloyd Street, Elm Grove, Wisconsin

LEGAL DESCRIPTION:
Lots 8 and 3 in Block 3 in SAN FERNANDO ASSESSMENT PLAT No. 4, all of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 24, Town 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin.

May 14, 2018 Original lot survey(#100455)
May 24, 2018 Topography added(#100455)
November 21, 2018 Additional details added(#110208)

Survey No. 110208

metropolitan survey service, inc.
professional land surveyors and civil engineers
5415 west forest home avenue, suite 202
hales corner, wisconsin 53130

FLOOD DATA
This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 59133.002770 which has an effective date of November 5, 2014 and is NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

No underground electric flagging was found on site at the time of survey.
No wetland flagging was found on site at the time of survey.


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 THEREOF WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED

Dennis C. Saucer
Professional Land Surveyor 0-2421
**Public Way Disturbance Permit**

- **Property Owner Name:** Christopher Wilson
- **Property Mailing Address:** 13855 Lloyd Street, Elm Grove
- **Property Owner Phone:** (414) 899-9125
- **Property Owner Email:** christopher.s.wilson410@gmail.com
- **Project Location:** 13855 Lloyd Street, Elm Grove (Demo Crew)
- **Project Manager Name:** Flint Matusczak
- **Property Manager Address:** 9659 N. 124 St., Me, 53225
- **Property Manager Phone:** (414) 233-4493 (Cell)
- **Property Manager Email:** shelholz@edel.com

A description of the general nature of the work to be done: Demo the House

**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) | $ 300.00 |

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

**Signature of Applicant:** [Signature]  
**Date:** 10.12.18

**Approved by:**

- **Director of Public Works:** [Signature]  
- **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
Facing West from Driveway

Walking west on Lloyd

From West End of Lloyd back East
Facing East From Driveway

Crevs East of Driveway
Cracks 1.5" East & Drive

East End of Lloyd

Lloyd directly across Driveway

East View
PLAT OF SURVEY

LOCATION: 13825 Lloyd Street, Elm Grove, Wisconsin

LEGAL DESCRIPTION:
Lots 8 and 9 in Block 3 in SAN FERNANDO ASSESSMENT PLAT NO. 4, all of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 24, Town 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin.

May 14, 2018 Original lot survey (#109455)
May 24, 2018 Topography added (#109455)
November 21, 2018 Additional details added (#110208)

FLOOD DATA
This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 55132-0002300, which has an effective date of November 3, 2014, and is NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

No underground electric flagging was found on site at the time of survey.
No wetland flagging was found on site at the time of survey.


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SIGNED

Dennis C. Sauer
Professional Land Surveyor 5-2421

GRAPHIC SCALE

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
5415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
Ph (414) 529-6390  FAX (414) 529-9787
email address: survey@metropolitanurvey.com
- Denotes Iron Pipe Found
- Denotes Iron Pipe Set
- Denotes Iron Rod Found
Volden Mikelanne E - 13820 W Garfield AVE Elm Grove, WI 53122-1201
Zembinski Carol F - 13845 W Garfield AVE Elm Grove, WI 53122-1202
Litsheim Kay E - 13880 W Garfield AVE Elm Grove, WI 53122-1201
Schuneman Roger JR - 13895 W Garfield AVE Elm Grove, WI 53122-1202
Brice Dawn Marie - 13900 W Garfield AVE Elm Grove, WI 53122-1203
Springstead Kevin M - 13905 W Garfield AVE Elm Grove, WI 53122-1204
Welsh Michael P - 13925 W Garfield AVE Elm Grove, WI 53122-1204
Steffel Anthony Michael - 13960 W Garfield AVE Elm Grove, WI 53122-1200
Fricker David J - 13805 Lloyd ST Elm Grove, WI 53122-1219
Schmit Laura H - 13820 Lloyd ST Elm Grove, WI 53122-1218
Wilson Christopher S - 13825 Lloyd ST Elm Grove, WI 53122-1219
Wilson Christopher S - 13855 Lloyd ST Elm Grove, WI 53122-1219
Buchert Adam - 3880 Lloyd ST Elm Grove, WI 53122-1218
Buchert Maria - 13900 Lloyd ST Elm Grove, WI 53122-1220
Stier Susan A - 13950 Lloyd ST Elm Grove, WI 53122-1220
Zebrasky Melissa A - 13995 Lloyd ST Elm Grove, WI 53122-1221
Melski Edward - 2040 San Fernando DR Elm Grove, WI 53122-1234
Phillips James B - 2060 San Fernando DR Elm Grove, WI 53122-1234
Kreutz Frank - 2105 San Fernando DR Elm Grove, WI 53122-1236
Hayden Donald - 2120 San Fernando DR Elm Grove, WI 53122-1235
Pritchard Kirkwood - 2160 San Fernando DR Elm Grove, WI 53122-1235
Gee Arik - 2175 San Fernando DR Elm Grove, WI 53122-1237
Riedel James P - 2180 San Fernando DR Elm Grove, WI 53122-1235
Clark David G - 13800 Wrayburn RD Elm Grove, WI 53122-1246
Beckett Jamie R - 13825 Wrayburn RD Elm Grove, WI 53122-1247
Barg Brent E - 13830 Wrayburn RD Elm Grove, WI 53122-1246
Hamilton Mark - 13875 Wrayburn RD Elm Grove, WI 53122-1247
Brenda Lee M Berndt Or Current Resident 13900 Wrayburn RD Elm Grove, WI 53122-1248
Mcclusky Tara B Or Current Resident 13905 Wrayburn RD Elm Grove, WI 53122-1249
Lesar Matthew Or Current Resident 13925 Wrayburn RD Elm Grove, WI 53122-1249
For inspection requests call (262) 346-4575 or email waukesha.inspections@safebuilt.com

UNIFORM BUILDING PERMIT
APPLICATION

PROJECT ADDRESS 13825 Lloyd Street, Elm Grove
PROJECT DESCRIPTION Raise the House

W1 MUNICIPALITY
VILLAGE OF ELM GROVE

APPLICANT EMAIL: John.meine@contractors1c.com

Owner’s Name Christopher Wilson
Mailing Address - Include City & Zip 13855 Lloyd Street, Elm Grove
Phone # (414) 899-9125

Contractor Name American Demolition
Mailing Address - Include City & Zip 9168 N. 184th St, Mequon
Phone # (414) 355-1410

Contractor License Number IT Contractor’s LLC 679180/1355716
Contractor Qualifier Number

SCHEDULE OF INSPECTION FEES

1. New Home Plan Review. Brand new homes also require registration with the State, ACT211 $200.00
2. Addition Plan Review $100.00
3. Alteration Plan Review $50.00
4. Remodel / Alteration / Repair (per thousand of project valuation) $11.50
5. New Structure/Addition $110.00
6. Erosion Control - New structure or addition over 300 sq ft $0.32 / sq ft
7. Erosion Control - Addition under 300 sq ft $110.00
8. Accessory Structure (Shed, etc.) $0.28 / sq ft
9. Occupancy Permit $115/dwelling unit
10. Temporary Occupancy Permit $155/dwelling unit
11. Pools (separate electric permit required) (per thousand or fraction thereof project valuation) $11.50
12. Early Start (footings and foundations) $175.00
13. Razing fee $85.00
14. Fence, or private tennis court $70.00
15. Re-Inspection Fee OR Failure to call for inspection (per occurrence) $55.00
16. Other

TOTAL FEE

RECEIPT INFO

Check: Permit expires two years from date issued unless otherwise noted.

RECEIVED BY Date

PERMIT ISSUED BY MUNICIPAL AGENT:

Signature of Applicant Date 10/12/18

Approval Conditions: This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.
Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.
DEMOLITION PERMIT ADDENDUM

The following forms AND signatures must be submitted with a Demolition Permit Request.

Permits Forms for Demolition Projects

Permit forms can be obtained at the Village Hall front desk. Applicants are required to pull permits for the following activities:

1. Demolition Permit – Utilize the standard Building Permit application. Check the category identifying "Razing". This permit is required to be submitted with the request to the Plan Commission.

2. Well Capping/Abandonment – Utilize the Plumbing Permit application and submit directly to the Building Inspector.

Please complete the Permit Forms to the best of your ability. To ensure proper processing double check each permit for inserting:

- The property owners name, address, project location and current telephone number.
- The contractor(s) name, address, license number and current telephone number.
- List the estimated project cost.
- Sign and date the Permit Forms