

July 27, 2023

Ms. Katherine Gehl
Assistant Village Manager / Zoning and Planning Administrator
Village of Elm Grove
13600 Juneau Boulevard
Elm Grove, WI 53122-0906

Re: 1745 Westmoor Terrace
Demolition Plan Review

Dear Ms. Gehl:

We have reviewed the information submitted to the Village for the demolition of the existing house at 1745 Westmoor Terrace. The documents were received on July 18, 2023. A site visit was conducted on July 25, 2023 with you, Richard Paul, Jr and I in attendance. The findings and recommendations are as follows:

1. Wetlands: Mapping from the Wisconsin Department of Natural Resources (DNR) Surface Water Data Viewer website shows predominately nonhydric soils exist across the property. This soil classification has a low chance of being hydric, which is a wetland indicator. Therefore, the applicant will need to hire a professional to conduct a wetland investigation to determine if wetlands exist on the property. Wetlands cannot be impacted unless approved by DNR and US Army Corps of Engineers.
2. The effective FEMA floodplain map shows the property is located outside of a regulatory floodplain.
3. A Building Exhibit was included with the submittal. The following items need to be added to the exhibit to be consistent with other demolition plan reviews:
 - a. Existing tree inventory (all trees greater than 12-inch diameter on the parcel and all trees in the Village ROW greater than 6-inch diameter).
 - b. Trees that are removed as part of the demolition work, if any, need to be shown.
 - c. Existing driveway culvert.
 - d. Existing overhead power lines and easement.
 - e. Existing sanitary sewer main in Westmoor Terrace.
 - f. Existing sanitary lateral.
 - g. Existing condition building coverage and total impervious area coverage values.
 - h. Existing first floor elevation.
4. Another copy of the Building Exhibit was provided with the submittal marked up to show erosion control measures:
 - a. Erosion control notes need to be added to the Building Exhibit:
 - i. Erosion control measures will be installed before commencing demolition activities.
 - ii. Erosion control measures will remain in place until restored vegetation has become fully established.

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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.

Respectfully,

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
Tom Harrigan, Village of Elm Grove
Richard Paul, Jr., Village of Elm Grove
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