

January 11, 2021

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

Re: 14265 Juneau Boulevard
Redevelopment Plan Review

Dear Mr. Harrigan:

We have reviewed the redevelopment plan documents submitted to the Village for a new single-family home proposed to be constructed at 14265 Juneau Boulevard. The documents were received on December 28, 2020. The findings and recommendations are as follows:

1. Wetlands: The Wisconsin Department of Natural Resources (DNR) Water Surface Data Viewer website shows wetland indicators are not known to exist on the property.
2. Floodplain: The effective FEMA floodplain map shows the property is located outside of a regulatory floodplain.
3. Previous Development: The air photo taken in 2000 shows the property was previously developed with a house, pool and tennis court. The air photo taken in 2005 shows the house and pool was demolished. The tennis court has not been removed. We have no record of the demolition of the site and do not know if any of the debris was left on site.
4. Plat of Survey:
 - a. The Plat of Survey shows two locations where existing utilities possibly encroach upon the lot. The development team will need to resolve these issues.
 - b. The label showing the first-floor elevation of the existing house on the south side of the lot (on Lot 5) is cut off and needs to be moved.
 - c. House Setback:
 - i. The Plat of Survey shows the proposed new home will meet side yard and rear yard setback requirements in the Village Code for RS-1 zoning.
 - ii. The Plat of Survey shows the proposed front yard setback to be 188.50 feet from the south right-of-way line of Juneau Boulevard. The Plat of Survey also notes this setback to be less than the maximum front yard setback of 190.79 feet according to the decision made by the Village Board of Appeals in Case No VEG 06-19.
 - d. House Grade: The proposed first floor elevation is 848.00.
 - i. The proposed first floor is approximately 0.5 feet higher than the existing house on the west side of the lot.
 - ii. The proposed first floor is approximately 31.6 feet higher than the southerly of the two existing houses on the east side of the lot.
 - iii. The proposed first floor is approximately 22.6 feet higher than the northerly of the two existing houses on the east side of the lot.
 - iv. The proposed first floor is approximately 9.8 feet lower than the westerly of the two abutting houses to the south.

Mr. Thomas Harrigan

Re: 14265 Juneau Boulevard – Redevelopment Plan Review

January 11, 2021

Page 2

- v. The proposed first floor is approximately the same elevation as the ground grade at the adjacent side of the easterly of the two abutting houses to the south. The first-floor elevation difference is unknown until the Plat of Survey is revised (See Comment 4.b).
 - vi. The proposed first floor elevation is approximately the same as the existing contour at the southwest corner of the proposed new house.
 - vii. Based on the above and the existing topography, the first-floor elevation as currently proposed appears to be reasonable for this lot.
5. Proposed Site Plan (Sheet C1.0):
- a. Erosion Control:
 - i. Show the limits of disturbance and label the area of disturbance on the drawing. It appears the area of disturbance is more than 2 acres, which may require a construction site stormwater discharge permit (NOI) from the appropriate agency having jurisdiction over the site.
 - ii. Because the area of disturbance is greater than one acre, more erosion control notes need to be added to provide a construction sequence and information about periodic erosion control inspections including frequency of inspections, who will be responsible to complete the inspections and who is responsible to address deficient erosion control measures.
 - iii. The location of the silt fence needs to be revised to encompass all of the proposed grading area on the east side of the lot.
 - b. Sanitary Lateral:
 - i. The Site Plan and Village mapping both show the lot is served by an existing sanitary lateral connected to the manhole in Juneau Boulevard, which is no longer allowed.
 - ii. The Site Plan shows a new lateral connection will be made west of the manhole along the sewer main. The connection of the new lateral to the existing sanitary sewer will need to be watertight.
 - iii. The Site Plan needs to show or note that the existing lateral will be abandoned. Per Section 232-8 of the Village Code, the existing sanitary lateral will need to be severed from the manhole and a watertight seal placed at the connection. The abandonment will need to be inspected and tested to the satisfaction of the Director of Public Works.
 - iv. Cement slurry backfill will be required for excavations under the road pavement with pavement replacement in kind.
 - c. Water Service:
 - i. An existing well is shown to be abandoned. The well will need to be abandoned in accordance with Village Code Chapter 283 and WDNR Administrative Code NR812.
 - ii. A new well is shown on the Site Plan. 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.
 - d. Storm drainage:
 - i. Details of the proposed underground storm drainage piping need to be shown on the Site Plan.
 - ii. Storm sewer calculations need to be provided for the proposed storm sewer systems to show they have the capacity to intercept and convey the anticipated peak flows.

Mr. Thomas Harrigan

Re: 14265 Juneau Boulevard – Redevelopment Plan Review

January 11, 2021

Page 3

- e. Other Underground Utilities: Show proposed gas, electric and other utilities that will serve the new house.
- f. Grading:
 - i. Existing topography of the property generally slopes in the northeasterly direction. The proposed contours show surface water runoff from the site will generally be directed in the same direction.
 - ii. Proposed contours on the Site Plan show a swale is proposed along the east side of the house. The swale is interrupted by an existing tree that is not shown for removal. It appears runoff from the swale may leave the site and discharge onto the neighboring parcel at 14245 Juneau Boulevard. Some storm water flooding was reported by the property owner of the existing neighboring house in the past. The Site Plan needs to be revised to contain the runoff on lot being developed because of increase in proposed impervious area and the previously reported flooding. The proposed contours need to be revised to show the runoff is intercepted and discharged into the road ditch along Juneau Boulevard rather than the neighboring parcel. Individual or combinations of measures such as rain gardens, infiltration basins, storm sewers, swales or berms may be used. However, details of the measures and calculations need to be provided to document how these or other proposed measures will handle the runoff from the 2-year, 10-year and 100-year storm events.
 - iii. The Site Plan shows proposed contours having slopes that are 3:1 or even steeper. We typically recommend vegetated areas be graded with a slope that is 4:1 or flatter when possible to make initial restoration and future maintenance easier for the homeowner.
- g. Trees to be removed are marked with an “X”. An existing 4-inch diameter tree northeast of the Auto Court is located within an area to be graded and should be marked for removal.
- h. The Site Plan shows three retaining walls are proposed with wall heights ranging from 1.5 to 2.0 feet tall.
- i. Driveway Approach:
 - i. All driveway approaches must be asphaltic concrete.
- j. Driveway Culvert:
 - Step 1: Preliminary proposed details of the new culvert (size, length and elevation) are developed by the applicant and shown on the Site Plan.
 - Step 2: The preliminary culvert details and any associated ditch grading are reviewed by Village Department of Public Works for approval.
 - Step 3: The approved new culvert and associated ditch grading details are staked in the field by the applicant’s engineer.
 - Step 4: The applicant schedules a pre-installation meeting with the Village Director of Public Works.
 - Step 5: A Village Department of Public Works representative must be allowed to verify the stakes are set correctly before the pipe is installed.
 - Step 6: The culvert pipe is installed on proper bedding by the applicant’s contractor.
 - Step 7: The applicant schedules an on-site inspection meeting with the Village Director of Public Works.
 - Step 8: A Village Department of Public Works representative must be allowed to inspect the culvert pipe before the pipe is covered and the trench is backfilled.
- k. Impervious Area Calculations:
 - i. The total lot area shown in the calculation tables (151,443.97 SF) needs to be revised to exclude the public right-of-way area. The calculated values in the table

Mr. Thomas Harrigan

Re: 14265 Juneau Boulevard – Redevelopment Plan Review

January 11, 2021

Page 4

need to be revised by using a parcel area of 139,919.53 square feet as shown on the Plat of Survey.

- ii. Existing condition impervious area calculations show approximately 8% of the site is currently covered by impervious surfacing. However, the percentage will change to 9.14% after the smaller parcel area is used in the calculation.
 - iii. The Site Plan shows the proposed building footprint area to be 5,402 square feet (3.6% of the gross parcel area). However, the percentage will change to 3.86% after the smaller parcel area is used in the calculation. The Site Plan shows the proposed development plan meets the building footprint coverage limitation (20% Max. per Section 335-17.G of the Village Code for RS-1 Zoning).
 - iv. The Proposed Grading Plan shows the proposed total impervious area coverage for the property to be 18,541 square feet (12.2% of the gross parcel area). However, the percentage will change to 13.25% after the smaller parcel area is used in the calculation. The Site Plan also shows the proposed development plan meets the total impervious area coverage limitation (30% Max. per Section 335-17.H of the Village Code for RS-1 Zoning).
- I. The proposed development plan will add more than 5,000 square feet of impervious area to the lot, which can trigger storm water management requirements per MMSD regulations. However, Section 13.301(6) in the current MMSD Chapter 13 Surface Water and Stormwater regulations exempt projects that add more than 5,000 square feet of impervious area if they meet residential infill criteria. The proposed development appears to meet the criteria of residential infill so storm water management is not required per MMSD regulations.

6. Site Plan Detail (Sheet C1.1):

- a. No comments at this time.

7. Landscape Overview and Landscape Plan:

- a. No comments at this time.

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

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ADP:adp

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