

February 1, 2021

Village of Elm Grove
Attn: Plan Commissioners
13600 Juneau Blvd.
Elm Grove, WI 53122

RE: 1145 Highland Drive, Elm Grove

To all;

We are writing to request a demolition permit for the property located at 1145 Highland Drive in Elm Grove. Following and enclosed are all items required per the demolition permit checklist. Please let us know if you have any questions or need anything further from us at this time. Thank you in advance for your assistance reviewing and processing this request.

Sincerely,

Kristie Miller
Rob Miller Homes, LLC
Cell: 262-370-4900
Email: kristie@robmillerhomes.com

1. DESCRIPTION

1145 Highland Drive, Elm Grove, Wisconsin 53122 is property is a single-family residence currently owned by Novak Capital Real Estate. This and has been vacant since November of 2019.

2. EXISTING BUILDING PLANS

a. Photos of Existing Elevations

Front elevation (left side)



Front elevation (right side)



Rear elevation(right side)



Rear elevation (left side)



b. Photos of interior

Existing electrical box/wiring



Existing garage



b. Interior Photos Continued.....

Main floor bath



Kitchen



Living Room



Sun Porch/Office Main floor



2nd floor bath



2nd floor master bedroom



Stairs to 2nd floor



2nd floor family room



2nd floor bedroom



Basement mechanical area



Basement



Basement laundry room



- c. Existing Conditions Plat of Survey (see attached)
3. BUILDING PLANS FOR NEW CONSTRUCTION – please note that we understand we have updates to make to the following items per the engineering report received. We are working on this for submittal to the Building Board for their March 16th meeting.
- a. Proposed Plat of Survey/Grading Plan (see attached)
 - b. Floor Plans and elevations of new home (see attached)
 - c. Landscaping plan (see attached)
4. PRINCIPLES
- a. Please see items b through e below;
 - b. Demolition of this home is being requested due to the fact that the existing property has been vacant since November of 2019 and is in disrepair (see previous).
 - c. The new home being proposed for construction will not alter the character of the neighborhood or the value of neighboring properties.
 - d. The construction of the new, proposed home will not be detrimental to public interest.
 - e. It is not economically feasible to preserve or restore the existing building as it is in disrepair and does not meet current building codes. Cost to repair / update as needed may exceed cost to build new home.

5. EXISTING ROAD CONDITIONS



6. DUST AND AIRBORNE PARTICULATE PLAN

Mr. Vijay Johnson and Alia Fox, 1185 Highland Drive, have agreed to allow Rob Miller Homes and their subcontractors to connect hoses to their home during the demolition process. Water will be applied as needed to control dust and any other airborne particulate.

7. 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.