

September 19, 2018

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

Re: 13550 Watertown Plank Road
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 13550 Watertown Plank Road. These documents were submitted to meet the requirements of the Village Code. A site visit was held on September 12, 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 most of the property. We recommend the property owner conduct a wetland investigation to determine if wetlands exist. 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 items need to be added to the Plat of Survey:
 - a. During the site visit additional trees were observed to exist along the east side of the lot. 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 must be shown.
 - b. Show which trees, if any, will be removed.
 - c. Confirm the existing driveway surfacing that connects to Watertown Plank Road will be removed as part of the demolition.
 - d. Existing 15-inch diameter sanitary sewer main along the front of the lot.
 - e. The overhead power lines along the south lot line.
 - f. The overhead power line connected to the existing house.

~ Elm Grove Village 38-00000 Miscellaneous Project Files > 218 Misc Engineering > Correspondence > 13550 Watertown Plank Road > Harrigan-20180919-13550 Watertown Plank Road Demolition Plan Review.docx~

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- g. Erosion control measures (see additional comment below).
- h. Impervious area calculations of the existing home.
- i. Existing sanitary lateral serving the existing home (see additional comment below).
- j. Existing gas, electric, and other utilities serving the existing home.
- k. Existing underground vault and well located on the north side of the home.

4. Erosion Control:

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

Silt fence will need to surround downslope perimeter of disturbed areas on the property.

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:

The sanitary sewer as-built drawing shows the property is served by a 15-inch diameter sanitary sewer in Watertown Plank Road. The as-built drawing does not show the location of the lateral connection.

If the applicant wants to abandon the existing 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 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

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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 with a subsequent televised inspection video and report.

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

6. Water: The Plat of Survey does not show the existing well. However, a well pump was observed to be inside a buried vault adjacent to the north side of the house. Since the well is located close to the footprint of the proposed new home, it will likely need to be abandoned in accordance with Village Code Chapter 283 and WDNR Administrative Code NR812.
7. The existing garage, driveway surfacing and abandoned concrete footing for the subject property are shown to encroach upon the adjacent parcel to the north. It is unknown if an easement exists allowing for these items to exist on the adjacent parcel. Assuming that an easement does not exist, the Plat of Survey will need to confirm that these items will be completely removed and any disturbed area is graded and completely restored to the satisfaction of the adjacent property owner.
8. If there is a delay between demolition and construction for redevelopment, then a barrier fence with warning signs should be installed around any open excavation.

A full redevelopment plan was not provided with the demolition plan. Regardless, a redevelopment appears to be planned. Therefore, a few observations were made during the site visit that should be noted to assist with preparation of the redevelopment plan. They are as follows:

9. The following items will need to be added to the Plat of Survey:
 - a. First floor elevation of the proposed new home.
 - b. First floor elevation and nearest yard grade of the existing home/building on the east and west sides of the property.
 - c. Impervious area calculations of the proposed new home and impervious surfacing.
 - d. Proposed culvert under new driveway.
 - e. Proposed sanitary lateral serving the new home (see additional comment above).
 - f. Proposed gas, electric, and other utilities to serve the new home.
 - g. Proposed new well (see additional comments above and below).

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- h. The distances from the proposed well to the adjacent structures and lot lines.
 - i. Proposed grading plan.
 - j. Location of proposed downspouts and direction of discharge.
 - k. Sump pump discharge line and discharge direction.
 - l. Proposed new sidewalks, patios and other new impervious surfacing.
10. Water: A new well will require a permit and needs to be located and constructed in accordance with Village Code Chapter 212, which references WDNR Administrative Code NR812.
11. Storm Drainage/Grading: The Village desires to reconstruct the existing pathway along Watertown Plank Road. The existing ramp connected to the west side of Elm Grove Road is too steep to meet ADA requirements and must be revised. The proposed grading plan will need to accommodate a flatter ramp by lowering the grade of the pathway at this location.

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
12. Culverts and Ditch Grading: Details of any new culverts will need to be coordinated with Village Staff and shown on the drawings. The Village Public Works Department will install the new culverts at the property owner’s expense and complete any necessary ditch grading work. The applicant will need to schedule the installation with the Village and stake the culvert locations in the field.
13. House Setback: The property is zoned RS-1. The Plat of Survey shows the proposed new home will meet setback requirements in the Village Code for RS-1 zoning.
14. House Grade: The Plat of Survey will need to be revised to show additional information before a review of the proposed first floor elevation can be completed.

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15. A landscaping plan must be submitted.

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.



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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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