



W67 N222 Evergreen Blvd., Suite 205
Cedarburg, Wisconsin 53012
Tel.: 262.377.9905
Fax: 262.375.1958

June 27, 2019

Mr. David Moore
W193 N10975 Kleinmann Drive
Germantown, WI 53022

Subject: Village of Elm Grove Review Comments - Response Letter dated June 25, 2019

Mr. Moore:

The following notes contain the Village of Elm Grove comments as prepared by Ruekert-Mielke's June 25, 2019 response letter (comments in *italics*) and TerraTec Engineering's response to the comments (in *blue*). Please let us know if you have any additional comments.

1. *Existing Condition Plat of Survey:*

- a. *Wetlands: The Wisconsin Department of Natural Resources (DNR) Water Surface Data Viewer website shows wetland indicators are not known to exist on the property.*
Note added to plan.
- b. *Floodplain: The effective FEMA floodplain map shows the property is located outside of a regulatory floodplain.*
Note added to plan.
- c. *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.*
Note added to plan.
- d. *Easements for the overhead power lines along south and west lot lines need to be shown.*
Notes added to plan.
- e. *The proposed well should not be shown on this drawing.*
Noted, well removed.

2. *Proposed Condition Plat of Survey*

- a. *Sanitary Lateral*
 - i. *Existing mapping shows the lot is served by an existing sanitary lateral connected to the manhole in Juneau Boulevard, which is no longer allowed.*
 - ii. *The applicant will need to abandon the existing lateral. 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. Notes indicating how the existing lateral will be abandoned need to be added to the drawing.*

- iii. *A new lateral connection may be made anywhere along the sewer main except the new lateral may not be directly connected to a sewer manhole or within 5 feet of a manhole structure. The connection of the new lateral to the existing sanitary sewer will need to be watertight. The new lateral will need to be shown on the drawing.*
- iv. *Cement slurry backfill will be required for excavations under the road pavement with pavement replacement in kind. Notes related to trench backfill under the pavement and pavement replacement will need to be added to the drawing.*

Noted. No plan changes.

b. *Water Service:*

- i. *The existing well will need to be abandoned in accordance with Village Code Chapter 283 and WDNR Administrative Code NR812. A note indicating how the existing well will be abandoned will need to be added to the drawing.*
- ii. *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.*

Noted. No plan changes.

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 190.18 feet, which does not meet Village Code. However, it is my understanding that the Village Board of Appeals approved a variance on June 11, 2019 allowing the front yard setback to be 190.18 feet.*

Noted. No plan changes.

d. *House Grade:*

- i. *The proposed first floor elevation is 850.00. i. There is a partial lower level exposure on the east side of the house.*
- ii. *The proposed first floor is approximately 4.2 feet higher than the abutting house to the west.*
- iii. *The proposed first floor is approximately 24.7 feet higher than the abutting house to the east that is farther away from Juneau Boulevard.*
- iv. *The proposed first floor is approximately 25.1 feet higher than the abutting house to the east that is closer to Juneau Boulevard.*
- v. *The proposed first floor is approximately 2.3 feet lower than the westerly of the two abutting houses to the south.*
- vi. *The proposed first floor is approximately 2.0 feet higher than the easterly of the two abutting houses to the south.*
- vii. *Based on the above and the existing topography, the first floor elevation as currently proposed, appears to be reasonable for this lot*

Noted. No plan changes.

3. *Proposed Grading Plan:*

- a. *Existing topography of the property generally slopes in the northeasterly direction. The proposed contours show surface water runoff from the site will be directed in the same general direction.*

Noted. No plan changes.

- b. *The following items need to be added to the drawing:*

- i. Erosion control notes providing information on scheduling periodic erosion control inspections, who will be responsible to complete the inspections and who is responsible for repairs.*

Notes are on page 2 of Grading Plan.

- ii. A note that all erosion controls must be in place before commencing construction.*

Notes are on page 2 of Grading Plan.

- iii. Location of downspouts and direction of discharge if above ground.*

Downspouts are run below ground, connected and exit south of the rain garden area north of the circle drive, as shown on the grading plan.

- iv. Location and details of underground piping system for downspouts that discharge below ground.*

Refer to architectural/plumbing drawings.

- c. A silt fence detail needs to be provided as noted on the drawing or the note needs to be revised to eliminate the reference.*

Details are on page 2 of Grading Plan.

- d. We recommend temporary manufactured erosion logs be used in the public right-of-way conforming to DNR Technical Standards instead of erosion bales. However, if erosion bales are allowed to be used, then a detail needs to be provided as noted on the drawing or the note needs to be revised to eliminate the reference.*

Details are on page 2 of Grading Plan.

- e. A swale was added to the revised Proposed Grading Plan to intercept storm water runoff directed toward the adjacent property at 14245 Juneau Boulevard. The swale will need to be extended to the southeast corner of the lot to intercept the sump pump discharge and concentrated runoff from the swale along the south lot line retaining wall.*

The swale is designed to collect any discharge from the sump.

- f. A typical cross section detail of the swale needs to be shown on the drawing.*

Detail added to page 2 of Grading Plan.

- g. Calculations need to be provided to show the swale has the capacity to carry the intercepted runoff.*

Noted. Calculations to be provided under separate submittal.

- h. The Proposed Grading Plan shows a rectangular depression that appears to a basin for storm water management. Details of the basin, any outlet structures/piping and calculations need to be provided for review.*

There is no outlet structure for the rain garden.

- i. We recommend the proposed downspout discharge be revised so that it is directed into the basin.*
- ii. We recommend the proposed contours be revised to show the swale along the west lot line is directed into the basin.*
- iii. We recommend the driveway be sloped to direct as much pavement runoff into the basin as possible. This would also minimize the amount of runoff that needs to be carried by the swale along the east lot line.*

Recommendations are noted. No plan changes made. Recommendations are not required to meet WDNR/MMSD requirements/approvals.

- i. The revised Proposed Grading Plan shows the area of disturbance to be approximately 2.19 acres. A construction site storm water discharge permit (NOI) from the appropriate agency having jurisdiction over the site will be needed.*

Permit has been awarded.

- j. *MMSD's Chapter 13 Surface Water and Stormwater regulations have recently been updated. Runoff management is not required by MMSD Chapter 13 regulations for this site because it meets criteria for residential infill according to Section 13.301(6) of the new rules.*

Noted. No plan changes.

- k. *Impervious Area Calculations:*

- i. *Existing condition impervious area calculations show approximately 8.4% of the site is currently covered by impervious surfacing.*
- ii. *The Proposed Grading Plan shows the proposed building footprint area to be 9,545 square feet (6.8% of the gross parcel area). The calculations provided show 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).*
- iii. *The Proposed Grading Plan shows the proposed total impervious area coverage for the property to be 23,030 square feet (16.5% of the gross parcel area). The calculations provided also show 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).*
- iv. *The proposed condition impervious area calculations need to be revised to include the rustic fire pit shown in the southwest corner of the lot on the Landscape Plan.*

Noted. Impervious Area Calculations have been updated to include the Rustic Fire Pit.

- l. *Several retaining walls are proposed with wall heights up to 5 feet tall. Retaining walls greater than 4 feet tall and walls that support additional loadings other than level earth dead loads behind the wall must be designed and sealed by a Professional Engineer licensed in the State of Wisconsin.*

Noted. Contractor will submit calculations under a separate submittal.

Sincerely,

Jeff Francis