

**TRANSMITTAL**

**To:** City of Waukesha Plan Commission  
201 Delafield Street  
Waukesha, WI 53188

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**Project Name:** Monarch Subdivision

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**Project Number:** 3150342

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**Date:** 8/07/17


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<b>The Items Below are Transmitted:</b>	<b>Via:</b>
For Your Information _____	U.S. Mail _____
For Your Use _____	UPS Ground Delivery _____
For Your Approval <u>  X  </u>	UPS Next Day Air - Early AM (by 8:00am) _____
As Requested _____	UPS Next Day Air - (by 10:30am) _____
For Your Review and Comment <u>  X  </u>	UPS Next Day Air - Saver (by 3:00pm) _____
	Messenger Service - Priority _____
	Messenger Service - Regular _____
	Pick-Up _____
	Personal Delivery <u>  X  </u>

Copies/Date/Description:		
1	07/24/17	Preliminary Plat -- full size
1	07/24/17	Preliminary Plat -- half size
1	08/01/17	Preliminary development plans -- full size
1	08/01/17	Preliminary development plans -- half size
1	08/01/17	Preliminary storm water management plan
1	various	Digital/CD copies of preliminary plat submittal, construction plans, and storm water management plan
1	07/27/17	Fee in the amount of \$860, check #3201

**Remarks:** The Preliminary Plat, development plans, and storm water management plan for the new Monarch Subdivision located on CTH X across from Waukesha West High School are attached for your review and approval.

**Copies to:** John Siepmann, Siepmann Realty Corporation *via e-mail*  
Dave Buechl, City of Waukesha Department of Public Works *via e-mail*

**Signed:**   
\_\_\_\_\_  
Gary E. Raasch, P.E.  
Senior Project Manager

Deliver excellence, vision and responsive service to our clients.

LAKE COUNTRY LAND, LLC

3201

City of Waukesha

Check Number: 3201

Check Date: Jul 27, 2017

Check Amount: \$860.00

Item to be Paid - Description

Discount Taker

Amount Paid

Monarch submittal fees (\$500 + \$10/lot x 36

860.00

LAKE COUNTRY LAND, LLC

W240 N1221 Pewaukee Road  
Waukesha, WI 53188

M&I MARSHALL & ILSLEY BANK  
12-5750

3201

Check Number: 3201

DATE  
Jul 27, 2017

Memo:

AMOUNT

\$ 860.00

Eight Hundred Sixty and 00/100 Dollars

PAY  
TO THE  
ORDER  
OF:

City of Waukesha  
201 Delafield St  
Waukesha, WI 53188-3693

  
AUTHORIZED SIGNATURE

MP

⑈00320⑈ ⑆07500005⑆ 00387⑈ 539⑆ ⑈

Details on Back. Security Features Included



**CITY OF WAUKESHA  
PLAN COMMISSION**

*Date Submitted*

## Application for Review

**Name of Project:** Monarch Subdivision - Preliminary Plat

**Address (If no address, location):** Lot 2 of CSM 10680; Vacant land on CTH X across from Waukesha West H.S.

**Project Description:** New 36 lot single-family residential subdivision

**Applicant information:**

Name: Gary E. Raasch, P.E.

Company Name: R.A. Smith National, Inc.

Address: 16745 W. Bluemound Rd, Suite 200  
Brookfield, WI 53005

Phone: 262-317-3369

E-mail: gary.raasch@rasmithnational.com

**Owner information:**

Name: James Siepmann

Company Name: Lake Country Land LLC c/o Seipmann Realty Corp.

Address: W240 N1221 Pewaukee Rd  
Waukesha, WI 53188

Phone: 262-650-9700

E-mail: jim@siepmannrealty.com

IMPORTANT: A DIGITAL copy must be submitted with this application (JPG and/or PDF) along with 4 full-size (one of which must be in COLOR) and 7 reduced copies unless waived by the department. The reduced set of copies should only include the project location map showing a 1/2 mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.

<u>TYPE OF REVIEW</u>	<u>FEE</u>
<input type="checkbox"/> <b>Rezoning:</b> Attach <u>COPY</u> of rezoning petition <u>along with fee</u> . Original must be submitted to City Clerk.	\$350
<input type="checkbox"/> <b>Certified Survey Map</b>	\$150 + \$50/lot
<input checked="" type="checkbox"/> <b>Plat Review</b> - <i>Plat Reviews</i> are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box)	<input checked="" type="checkbox"/> <b>prelim.:</b> \$500 + \$10/lot(36 lots) = \$860 <input type="checkbox"/> <b>final:</b> \$300 + \$10/lot
<input type="checkbox"/> <b>** Site Plan &amp; Arch. Review</b> - Architectural changes do not need preliminary review. (Check appropriate box)	<input type="checkbox"/> <b>prelim.:</b> \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> <b>final:</b> \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> <b>** Conditional Use with Site Plan</b> (Check appropriate box)	<input type="checkbox"/> <b>prelim.:</b> \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> <b>final:</b> \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> <b>Conditional Use (No Site Plan)</b>	\$200
<input type="checkbox"/> <b>** Airport Hangar Review</b>	\$300
<input type="checkbox"/> <b>Home Industry</b> (Attach info sheet.)	\$100
<input type="checkbox"/> <b>House Move</b>	\$150
<input type="checkbox"/> <b>Street Vacation</b>	\$150
<input type="checkbox"/> <b>Other (specify):</b> _____	\$100
<input type="checkbox"/> <b>** PUD Review</b>	\$400 added to S.P.A.R. fee
<input type="checkbox"/> <b>PUD Amendment</b>	\$100
<input type="checkbox"/> <b>Annexations and/or Attachments</b> - Original must be submitted to City Clerk.	No Fee
<input type="checkbox"/> <b>Resubmittal</b>	\$150

\*\* Please attach to this form a Review Checklist if it involves an architectural and/or site plan review.

**DEADLINE FOR THE SUBMITTAL IS THE MONDAY FOUR WEEKS BEFORE THE MEETING BY 4:00 P.M.**

INTERNAL USE ONLY			
Amount Due: _____	Check #: _____	Amount Paid: _____	Rec'd By: _____

**CITY OF WAUKESHA**  
**RESIDENTIAL PRELIMINARY PLAN REVIEW**  
**PLAN COMMISSION CHECKLIST**

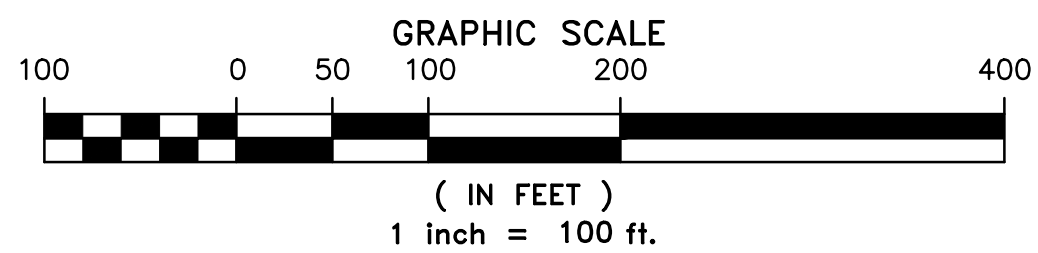
- Four (4) full-size, (one of which must be in COLOR) and 7 reduced copies unless waived by the department. The reduced set of copies should include the project location map showing a ½ mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.
- One digital copy of all plans (JPG or PDF) **including the colored plans.**
- Written Statement - A written statement containing a general description of the project, including ownership, the number of phases for development, if more than one, the area of each phase, the number of buildings, the number of units, and the number of bedrooms in each unit.
- Plat of Survey - A plat of survey by a registered land surveyor, showing thereon the exact net area of the site, and of each phase, if more than one phase.
- Site Plan. An accurate scale map of the proposed development at an engineers scale of at least 1" = 40' showing the following where applicable:
  - Existing topography referenced to City datum and platted at 2 foot contour intervals, except that five foot intervals may be accepted where warranted by extremes in topography. These contours must extend at least 20 feet onto surrounding properties;
  - All existing rights-of-way, easements, pavements, structures, utilities, drainage facilities, lot lines and natural features such as wooded areas, streams, ponds, wetlands, and floodplain;
  - Locations, dimensions and grades of all proposed structures, with each structure referenced to the building plans, and including (on drawing) the locations and grade of all buildings within 100' of property;
  - Proposed topography showing grading of all proposed roadways, drives, walks, parking areas, and stormwater management facilities;
  - Locations and identification of all proposed recreation facilities;
  - Generalized landscaping plan showing areas to be planted and nature of plantings; and
  - General utility system plans, including sanitary sewer, storm drainage, water distribution, telephone, gas, and electric in sufficient detail to allow evaluation of their adequacy. The developer shall consult with the Engineering Department and the Water Utility for direction.
- Building Plans. Of sufficient detail to illustrate the architectural character of every building including the following:
  - Partial building elevation sketches indicating representative materials, finishes, and architectural style, with reference to all sides of every building;
  - Representative floor plans indicating layout of each floor.
- Review Fee. A review fee equal to \$300 plus \$15.00 per unit.

Please note: Deadline is **two weeks** prior to the meeting.



**SOIL TYPES**

**Web** Warsaw sandy loam, 2% TO 6% Slopes  
**WhA** Warsaw silt loam, 0% TO 2% Slopes  
**GtB** Griswold silt loam, 2% TO 6% Slopes  
**HmB** Hochheim loam, 2% TO 6% Slopes  
**HmB2** Hochheim loam, 2% TO 6% Slopes, eroded  
**HmC2** Hochheim loam, 6% TO 12% Slopes, eroded  
**HmD2** Hochheim loam, 12% TO 20% Slopes, eroded



**Surveyor & Engineer**  
 R.A. Smith National, Inc  
 16745 w. Bluemound Road  
 Brookfield, WI. 53066  
 ph. 262-781-1000  
 fax 262-797-7373

**Developer**  
 Siepmann Realty Corporation  
 W240 N1221 Pewaukee Road  
 Waukesha, WI. 53188  
 ph. 262-650-9700

**OWNER**  
 Lake Country Land, LLC  
 W240 N1221 Pewaukee Road  
 Waukesha, WI., 53188

# MONARCH PRELIMINARY PLAT

Lot 2 of Certified Survey Map No. 10680 and lands being a part of the Northeast 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 20, Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin.  
 March 15, 2016 Drawing No. 166454-RMK

**Objecting Agencies**  
 Wisconsin Department of Administration  
 Waukesha County Department of Parks & Land Use

**Approving Agencies**  
 City of Waukesha

- Elevations refer to the City of Waukesha datum. Bearings are referenced to the Wisconsin State Plane Coordinate system-south zone.
- Topographic data surveyed by RASN in July 2015
- Subdivision statistics  
 subdivision to contain 36 lots and 5 Outlots  
 Developable lots are zoned RS-3, Single Family Residential District  
 Minimum lot area 8,000 square feet  
 Minimum lot width 65 feet at building setback  
 Corner Lots 75'  
 Minimum street setback 25'  
 Minimum side setback 10'  
 Minimum rear setback 40'  
 Ordinary highwater mark of a navigable body of water 75'
- Site contains wetlands along drainage ditch per report by R.A. Smith National, Inc in 2015.
- There is no observed Drain tile on this site.
- Easements for utilities and drainage will be determined during site engineering and shown on the final plat.
- Traffic Visibility. (Am. #38-02) In all districts no structures, fences or vegetation shall be permitted on a corner lot within twenty (20) feet of the point of intersection of the right-of-way lines (the "corner") which obstructs or interferes with traffic visibility.
- Slope easements of not less than 10' adjacent to the right-of-way line shall be indicated on the plats. No permanent improvements shall be permitted thereon until such time as the concrete sidewalk is installed, and the plat shall so indicated.
- No direct access from any Lots to Saylesville Road (C.T.H. X) shall be permitted. There will be no access to Storm water management facilities from Saylesville Road (C.T.H. X).

**WETLAND AND ISOLATED NATURAL RESOURCE AREA PRESERVATION RESTRICTIONS:**

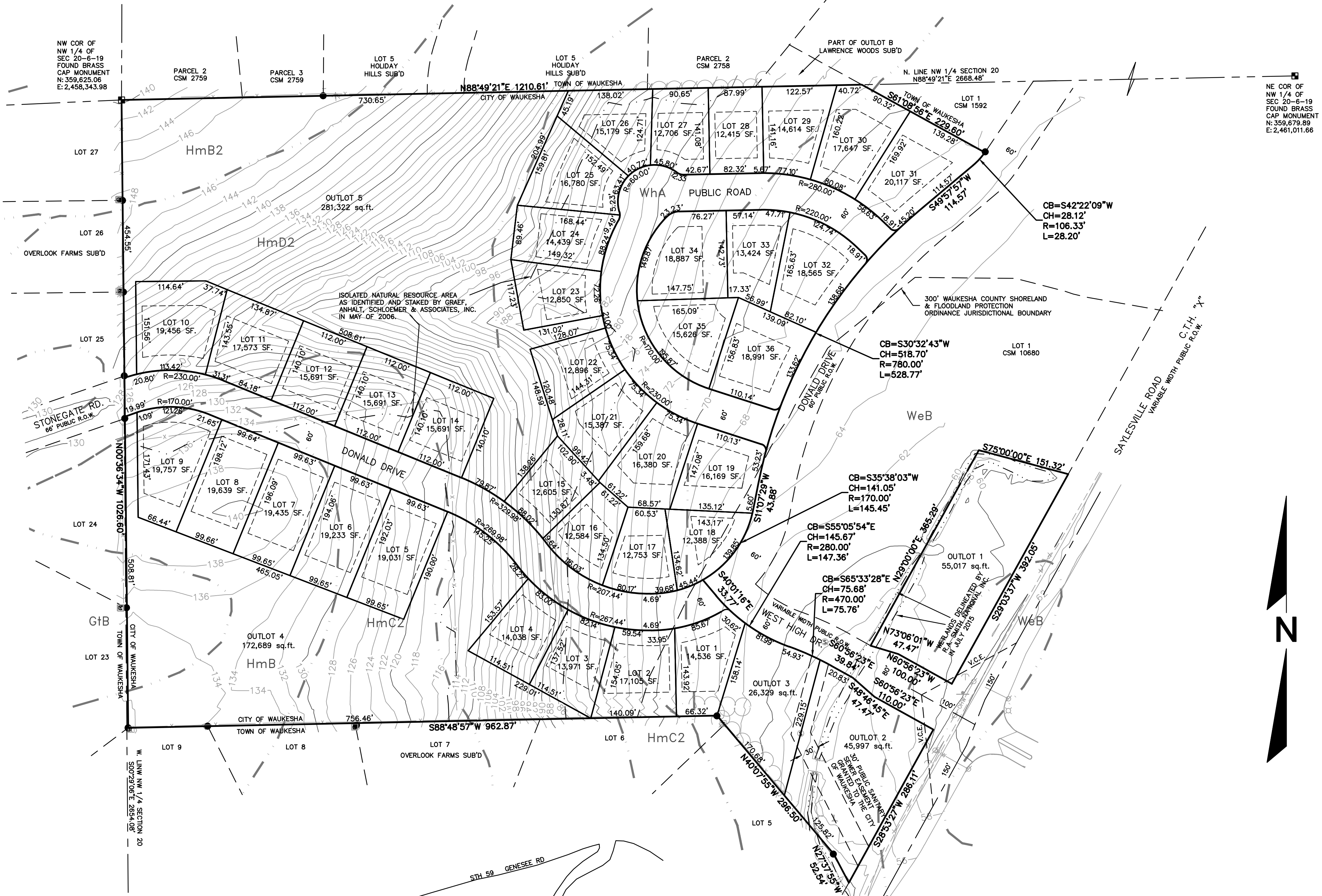
- GRADING AND FILLING IS PROHIBITED, EXCEPT IN CONNECTION WITH THE CONSTRUCTION OF A RESIDENCE IN A DESIGNATED BUILDING ENVELOPE (SETBACK AREA AS SHOWN HEREON) WITHIN THE ISOLATED NATURAL RESOURCES AREA AS PRE-APPROVED BY THE CITY OF WAUKESHA.
- THE REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS IS PROHIBITED, EXCEPT IN CONNECTION WITH THE CONSTRUCTION OF A RESIDENCE IN A DESIGNATED BUILDING ENVELOPE (SETBACK AREA AS SHOWN HEREON) WITHIN THE ISOLATED NATURAL RESOURCES AREA AS PRE-APPROVED BY THE CITY OF WAUKESHA.
- THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC. IS PROHIBITED, EXCEPT IN CONNECTION WITH THE CONSTRUCTION OF A RESIDENCE IN A DESIGNATED BUILDING ENVELOPE WITHIN THE ISOLATED NATURAL RESOURCES AREA AS PRE-APPROVED BY THE CITY OF WAUKESHA AND EXCEPT DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH APPROVAL FROM THE CITY OF WAUKESHA AND/OR THE WAUKESHA CO. DEPT. OF PARKS & LAND USE-PLANNING & ZONING DIVISION.
- SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE CITY OF WAUKESHA AND/OR THE WAUKESHA CO. DEPT. OF PARKS & LAND USE-PLANNING & ZONING DIVISION, SHALL ALSO BE PERMITTED.
- GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., SHALL BE DISCOURAGED TO THE GREATEST EXTENT POSSIBLE.
- THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE WETLAND AND ISOLATED NATURAL RESOURCES AREA IS PROHIBITED.
- PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA CO. DEPT. OF PARKS & LAND USE-PLANNING & ZONING DIVISION, THE WISCONSIN DEPT. OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.

**OUTLOT OWNERSHIP:**  
 1. EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVISIBLE FRACTIONAL OWNERSHIP IN OUTLOTS NUMBERS 1, 2, 3, 4, AND 5 AND WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

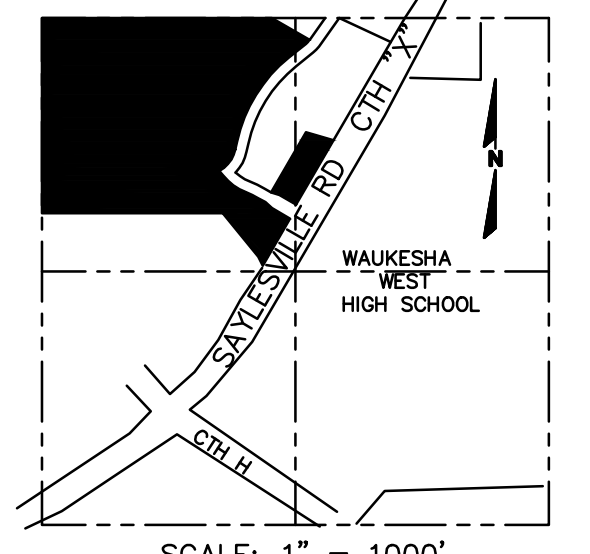
**VISION CORNER EASEMENT (VCE):**  
 THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.

**BASEMENT RESTRICTION - GROUNDWATER:**  
 ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 26 WISCONSIN STATUTES, SOME LOTS MAY CONTAIN SOILS CONDITIONS THAT, DUE TO THE POSSIBLE PRESENCES OF GROUNDWATER NEAR THE SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT EITHER A LICENSED PROFESSIONAL ENGINEER OR OTHER SOILS EXPERT DESIGN A BASEMENT AND FOUNDATION THAT WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS ON BASEMENT WALLS FOR FLOORS OR THAT OTHER SPECIAL MEASURES BE TAKEN. SOIL CONATIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.

**NOTE:**  
 THE MAINTENANCE RESPONSIBILITIES OF ALL SURFACE WATER SWALES, DRAINAGE DITCHES, PONDS AND OTHER SUCH FACILITIES, AND ALL OUTLOTS, SHALL REMAIN WITH THE HOMEOWNERS' ASSOCIATION.



**LOCATION MAP**  
 NORTHWEST 1/4  
 OF SECTION 20, T6N, R19E



SCALE: 1" = 1000'

**SURVEYOR'S CERTIFICATE:**

I, John P. Casucci, Professional Land Surveyor, do hereby certify that the preliminary plat is a correct representation of the existing land divisions features, and that I, to the best of my knowledge and belief, have compiled with the applicable ordinances in preparing the same.

Dated this 24th Day of July, 2017

*John P. Casucci*  
 John P. Casucci, PLS S-2055



**R.A. Smith National, Inc.**

Beyond Surveying  
and Engineering

16745 W. Bluemound Road, Brookfield WI 53005-6998  
 262-781-1000 Fax 262-797-7373 www.ra-smithnational.com  
 Appleton, WI Orange County, CA Pittsburgh, PA  
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