

Waukesha Project Reviews

City of Waukesha

Project Number: CSM17-00014

Description: **Fleetfoot CSM**

Applied: **5/16/2017**

CC Meeting:

Site Address:

Mtg Date:

City, State Zip Code: ,

Status: **RECEIVED**

Applicant: **Mad Dog Properties LLC**

Project Manager:

Owner: **<NONE>**

Project Type: **CERTIFIED SURVEY MAP**

Contractor: **<NONE>**

Details:

PC17-0053

**Rezoning, CSM & Final SPAR
paid under SPAR17-00017.**

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
-----------	---------------	----------	------	---------	--------	---------

Review Group: ALL

5/17/2017	6/5/2017	5/23/2017	Addressing	Greg Schauer	REVIEW COMPLETE	See Notes
-----------	----------	-----------	------------	--------------	-----------------	-----------

Notes:

An addressing plan has been completed and attached. This plan is preliminary. Should any buildings be added, removed or relocated prior to construction, the addressing plan may need to be redone.

5/17/2017		5/23/2017	Sanitary Sewer	Chris Langemak		
-----------	--	-----------	----------------	----------------	--	--

Notes:

5/17/2017		5/23/2017	Storm Sewer	Chris Langemak		
-----------	--	-----------	-------------	----------------	--	--

Notes:

Review Group: AUTO

5/16/2017	5/31/2017	5/26/2017	CSM/PLAT CLOSURE	Greg Schauer	REVIEW COMPLETE	See Notes
-----------	-----------	-----------	------------------	--------------	-----------------	-----------

Notes:

Please verify the bearing listed as S7-11-10W 154.73'. This bearing appears as though it could be off and causing the entire description not to close properly.

Please verify the need for the two small bearings and distances created by this CSM (S10-1-19W 2.43' & S86-54-51W 2.65'). No such calls were made on CSM 10537 (Doc # 3564927 recorded April 21, 2008), so this appears to be creating a gap in the legal descriptions.

If it is determined that these bearings are correct, please provide the City with documentation (deed or other relevant recorded documents) showing that they fit into surrounding area.

Waukesha Project Reviews

City of Waukesha

5/16/2017		5/26/2017	Common Council	Maria Pandazi		
Notes:						
5/16/2017		5/26/2017	Fire	Brian Charlesworth		
Notes:						
5/16/2017	6/7/2017	5/26/2017	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes:						
<p>1. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developer's Agreement, and development fees, letter of credits, and Bonds should be reviewed, and approved prior to approval of this CSM.</p> <p>3. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.</p> <p>5. Chapter 23.05(11): Provide deed restrictions that will be required as part of approval of the CSM.</p> <p>a) Provide grading declaration.</p> <p>7. Chapter 23.06(3)(g) Subdivision and Platting: Easements across centered on rear or side lot lines should be provided for utilities where necessary and shall be at least 10' wide. These easements shall permit the utilities to extend their services within this area. Please coordinate with the applicable utilities and add the easements as requested by said utility companies to the Plat. Drainage easements should not overlap utility easements to the maximum extent practicable. If a crossing is needed, drainage easements and utility easements should cross perpendicular to each other.</p> <p>8. Chapter 32.12(b): For subdivisions, all storm water BMPs shall be located on outlots. For all privately owned outlots, ownership shall be by proportional undividable interest for all properties that are within the control of the applicant and drain to the BMP. However, the applicant may combine ownership of more than one BMP within the site. Ownership of storm water facilities shall be the same as those assigned maintenance responsibilities.</p> <p>a) Preparation of the storm water maintenance agreement will include describing the ownership boundaries of the storm water easement facilities.</p> <p>9. The highest seasonal groundwater table listing the lot number, proposed basement floor elevation, and existing highest seasonal high ground water elevation should also be shown on this CSM.</p> <p>10. In accordance with Wisconsin Administrative Code A-E 2.02(4): Each sheet of plans, drawings, documents, specifications and reports for architectural, landscape architectural, professional engineering, design or land surveying practice should be signed, sealed, and dated by the registrant or permit holder who prepared, or directed and controlled preparation of, the written material. The drawings should be stamped by a Professional Land Surveyor licensed in the State of Wisconsin.</p> <p>12. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable.</p> <p>13. The CSM should follow City Ordinances.</p> <p>15. -Add notes:</p> <p>a) Basement Restriction-Groundwater. Basement floor surface elevations shall be no lower than the proposed basement floor elevations shown in the table due to potential for seasonal high water table. Minimum basement floor elevation changes may only be authorized upon further analysis compliant with the City of Waukesha Storm Water Ordinance and such analysis must be approved by the City of Waukesha Engineering Department.</p> <p>b) Basement floors shall be built at least 1 foot above the seasonal high water table.</p> <p>16. List outlot ownership for storm water management.</p> <p>17. A note should be added after the Outlot note stating: "Each individual lot owner shall also be fractionally responsible for the maintenance costs associated with outlots.</p> <p>18. Show adjoining existing lot lines.</p> <p>19. Label right of way widths.</p> <p>20. Several "gaps" are described in the CSM along the boundary of this property. The Property Owner and Surveyor should resolve all gaps to the City's satisfaction prior to approval of the CSM and issuance of any building permits for this development.</p> <p>21. Existing wetlands are shown on the Waukesha County GIS. A current wetland delineation should be provided to the City for review. The wetlands should be shown on the site plan with setbacks.</p> <p>22. Show corporate boundary on site plan.</p> <p>23. This site drains to a regional storm water management pond that is also owned by the owner of this property. The storm water maintenance agreement should be prepared for the pond, reviewed and approved by the City.</p>						

Waukesha Project Reviews

City of Waukesha

5/16/2017		5/26/2017	Planning	Doug Koehler		
Notes:						
5/16/2017		5/26/2017	Planning Commission	Doug Koehler		
Notes:						
5/16/2017		5/26/2017	Water Utility	Chris Walters		
Notes:						