

# Project Reviews

## City of Waukesha

**Project Number: CSM17-00007**

Description: **1522 Pearl CSM**

Applied: **2/27/2017**

Approved:

Site Address: **1522 PEARL ST**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53186**

Status: **UNDER REVIEW**

Applicant: **Beaudry Services Inc.**

Parent Project:

Owner: **TOMDEE LLC**

Contractor: **<NONE>**

Details:

**PC17-0025**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
2/27/2017	3/15/2017	2/27/2017	CSM/PLAT CLOSURE	Greg Schauer	REVIEW COMPLETE	No Comments
Notes:						
2/27/2017	3/17/2017	2/27/2017	Common Council	Maria Pandazi	UNDER REVIEW	
Notes:						
If Plan Commission recommends approval, this will be placed on the April 6th Council agenda.						
2/27/2017	3/7/2017	2/27/2017	Fire	Brian Charlesworth	REVIEW COMPLETE	None
Notes:						

# Project Reviews

## City of Waukesha

2/27/2017	3/8/2017	2/27/2017	General Engineering	DAVID BUECHL	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>1.The storm water management plan, construction drawings, easements, Developer’s Agreement, and Bonds should be reviewed, approved and received prior to approval of the CSM. If the location of any lot lines as a result of the approved construction drawings, the CSM should be updated to reflect the needed changes.</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>4. Chapter 23.05(11): Provide deed restrictions that will be required as part of approval of the Plat.</p> <p>a) Provide grading declaration.</p> <p>5. 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.8.</p> <p>6. 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>7.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>9. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable.</p> <p>10. Add notes: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.b) Basement floors shall be built at least 1 foot above the seasonal high water table.</p> <p>9. A City storm water permit is needed for disturbance over 3,000 sf and DNR NOI are needed for disturbance over 1 acre.</p> <p>11. The wetland locations is labeled as approximate. Since Lot 1 is being considered for development, the wetlands should be delineated by an approved delineator. The name of delineator and date should be listed.</p> <p>12. Since Lot 1 is being considered for development, a preliminary design should be completed to verify that an adequate amount of area is reserved for storm watr management facilities.</p>						
2/27/2017	3/17/2017	2/27/2017	Planning	Doug Koehler	UNDER REVIEW	
<p>Notes:</p>						
2/27/2017	3/17/2017	2/27/2017	Planning Commission	Doug Koehler	UNDER REVIEW	
<p>Notes:</p>						
2/27/2017	3/7/2017	2/27/2017	Water Utility	Chris Walters	REVIEW COMPLETE	No comments.
<p>Notes:</p> <p>No comments</p>						