

Project Reviews

City of Waukesha

Project Number: SPAR19-00052

Description: **Prairie Song Courtyards**

Applied: **11/11/2019**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **Bielinski Homes, Inc.**

Parent Project:

Owner: **Bielinski Homes, Inc.**

Contractor: **<NONE>**

Details:

PC19-0124

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
11/12/2019		11/25/2019	Erosion Control	VELVET WEIER		
Notes:						
11/12/2019	12/4/2019	11/25/2019	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
Notes:						
<ol style="list-style-type: none"> 1. Need to determine limits of the public sanitary sewer 2. Public sanitary sewer needs to be designed and built to City standards and accepted prior to use. 3. A record drawing of all the sanitary/storm sewer facilities sealed by a professional engineer or registered land surveyor shall be submitted to the Engineering Division. 						
11/12/2019		11/25/2019	Storm Sewer	THOMAS MILES		
Notes:						
11/12/2019		11/25/2019	Stormwater	THOMAS MILES		
Notes:						
11/12/2019	11/12/2019	11/25/2019	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	No Comments
Notes:						
11/12/2019		11/25/2019	Traffic	Michael Grulke		
Notes:						

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12/2/2019		12/2/2019	Addressing	Bradley Blumer		
Notes:						
change name of Koenig street to Prairie Song Drive						
Review Group: AUTO						
11/11/2019	11/25/2019	11/25/2019	Building Inspection	KRISTIN STONE		
Notes:						
11/11/2019		11/25/2019	Fire	Brian Charlesworth		
Notes:						
11/11/2019	11/11/2019	11/25/2019	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes:						
General						
1. Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing.						
a. Wisconsin DOT						
b. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf						
c. Wisconsin DNR NOI,						
d. DNR sanitary sewer extension						
e. City of Waukesha – Engineering Division Construction Permit if working in right of way						
2. Additional required submittals, fees, financial guaranties include:						
a. A Developers Agreement will need to be prepared by the City, and approved prior to the start of construction. The fee for the agreement needs to be paid.						
b. Impact fees						
c. Letter of credits						
d. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.						
e. Deferred sewer assessments, if applicable.						
3. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developer’s Agreement, and Bonds should be reviewed and approved prior to the construction being started and building permit issued. If the location of any units need to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes.						
4. 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.						
5. Provide copy of recorded condominium plat to City for filing prior to issuance of building permits or occupancy.						
6. A recorded CSM is needed to combine the two lots prior to issuance of building permits. Add sidewalk easement.						
7. As of now, it is not known which direction Koenig St./Prairie Song Drive will be constructed either to the north or south side of Koenig lands. Based on past planning, it is more likely to be located to east.						
8. Show sidewalk also along east side of Koenig Street/Prairie Song Drive from ramp to end of full width street section. Add ramp on east side of Koenig St. Hydrant location should be located outside of sidewalk area.						
9. City should rename street.						
10. Provide location for CBU mailbox structure on private outlot owned and maintained by the HOA.						
11. Remove retaining wall holding up right of way.						
12.						
11/11/2019		11/25/2019	Parks	Unassigned		
Notes:						

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11/11/2019		11/25/2019	Planning	Doug Koehler		
Notes:						
11/11/2019		11/25/2019	Planning Commission	Unassigned		
Notes:						
11/11/2019		11/25/2019	Water Utility	Chris Walters		
Notes:						