

# Project Reviews

## City of Waukesha

**Project Number: CSM17-00002**

Description: **Smart Property, S. Big Bend Road**

Applied: **2/7/2017**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **RECEIVED**

Applicant: **R F Smart Development LLC**

Parent Project:

Owner: **R F & C O Smart Family Trust**

Contractor: **<NONE>**

Details:

**PC17-0014**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
2/7/2017	2/9/2017	2/7/2017	CSM/PLAT CLOSURE	Greg Schauer		See Notes
Notes:						
The CSM as it has been prepared, currently cuts across two property boundaries, most notably, WAKT13051994 - a property owned by the Smarts Trusts fronting Big Bend Rd (see attached diagrams). In doing so, it fails to address just what is to happen with the remainder of the properties. In addition, the CSM crosses municipal boundaries several times, leaving the City of Waukesha and entering the Town of Waukesha, and vice versa. As the CSM is currently drawn, a portion of WAKT13051994, which is not within the City of Waukesha municipal limits becomes part of Outlot 2 within the City. Without a formal annexation, I'm not sure if this is entirely possible. The developer should take a look at these issues and determine if this is allowable per State Statutes and City Ordinances. One possible solution would be to modify the CSM to follow the western boundary of WAKC1350999009 as defined in the 2012 Smart Annexation, thereby staying within the City of Waukesha and not crossing any existing parcel boundaries.						
2/7/2017	3/7/2017	3/10/2017	Common Council	Maria Pandazi	UNDER REVIEW	
Notes:						
If recommended for approval by Plan Commission, will be placed on March 21 Council agenda.						
2/7/2017	3/7/2017	2/24/2017	Fire	Brian Charlesworth	REVIEW COMPLETE	None
Notes:						

# Project Reviews

## City of Waukesha

2/7/2017	3/8/2017	2/24/2017	General Engineering	DAVID BUECHL	REVIEW COMPLETE	See notes
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. City of Waukesha Ordinance 23.051(1): An Existing adjoining parcel is partially included in the CSM boundary. The full adjoining parcel should be included in the CSM.</li> <li>2. 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.</li> <li>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.</li> <li>4. Chapter 23.05(11): Provide deed restrictions that will be required as part of approval of the Plat.             <ol style="list-style-type: none"> <li>a) Provide grading declaration.</li> </ol> </li> <li>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.</li> <li>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.10.</li> <li>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.</li> <li>8. Show private drainage easements.</li> <li>9. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable.</li> <li>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.</li> <li>9. A City storm water permit is needed for disturbance over 3,000 sf and DNR NOI are needed for disturbance over 1 acre.</li> <li>10. The CSM boundary adjoins the right of way of Big Bend Road at 2 locations. Confirm if Big Bend Road has been formally dedicated at those locations. If not, the right of way should be formally dedicated to the City.</li> <li>11. The wetland locations appear to be collected from 2 sources. Please label each wetland location by source.</li> <li>12. The wetlands across from Garfield Avenue do not appear to be marked correctly as compared to the Waukesha County GIS since the line is shown as following the lot lines on this CSM. Please confirm.</li> <li>12. A note on Sheet 1 states Outlot 1 shall be dedicated to the City of Waukesha for storm water drainage purposes. Provide as-built survey of pond to City for review and filing with proposed contours and as-built survey shots. Include survey shots in critical locations such as weirs, inlet and outlet structures, pond side slopes, safety shelf, etc.</li> <li>13. The sidewalk extension across from Garfield Avenue, along Big Bend Road, should be included in the construction drawings for this phase of work. The City's temporary sidewalk easement note should be added in this location.</li> </ol>						
2/7/2017		2/24/2017	Planning	Doug Koehler		
<p>Notes:</p>						
2/7/2017		3/10/2017	Planning Commission	Doug Koehler		
<p>Notes:</p>						
2/7/2017	3/7/2017	2/24/2017	Water Utility	Chris Walters	REVIEW COMPLETE	No Comments
<p>Notes:</p> <p>No Comments</p>						