

# 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: **APPROVED W/CONDITION**

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:						
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	12/9/2019	11/25/2019	Storm Sewer	THOMAS MILES	REVIEW COMPLETE	See stormwater comments.
Notes:						

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11/12/2019	12/9/2019	11/25/2019	Stormwater	THOMAS MILES	REVIEW COMPLETE	See comments.
<p>Notes:</p> <p>1. Include sizing calculations for the swales on-site to ensure all storm events remain within the footprint of the swale.</p> <p>Standard Notes</p> <p>The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developers Agreement, and Bonds should be reviewed and approved prior to the Condominium Plat being finalized. If the location of any units need to be changed as a result of the approved construction drawings, the Plat should be updated to reflect the needed changes.</p> <p>The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each lot. A note on the Condominium Plat should reference to this information.</p> <p>The Non-Disturbance area within the Primary Environmental Corridor area should be labeled and protected with the appropriate boundary fencing. Submit maintenance plan for catch basins and environmental catch basins.</p> <p>32.06(a) Construction Site Erosion Control. Unless otherwise exempted under sub. (c) below, a storm water permit under section 32.07 of this Code shall be required and all erosion control provisions of this ordinance shall apply to all proposed land disturbing activity that meets any of the following:</p> <p>32.06(a)1. Disturbs a total land surface area of 3,000 square feet or more;</p> <p>32.06(a)2. Involves excavation or filling, or a combination of excavation and filling, in excess of 400 cubic yards of material;</p>						
11/12/2019	11/12/2019	11/25/2019	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	No Comments
Notes:						
11/12/2019	12/13/2019	11/25/2019	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes:						
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:						

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11/11/2019	11/11/2019	11/25/2019	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
<p>Notes:</p> <p>General</p> <p>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.</p> <ol style="list-style-type: none"> <li>Wisconsin DOT</li> <li>City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf</li> <li>Wisconsin DNR NOI,</li> <li>DNR sanitary sewer extension</li> <li>City of Waukesha – Engineering Division Construction Permit if working in right of way</li> </ol> <p>2. Additional required submittals, fees, financial guaranties include:</p> <ol style="list-style-type: none"> <li>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.</li> <li>Impact fees</li> <li>Letter of credits</li> <li>Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.</li> <li>Deferred sewer assessments, if applicable.</li> </ol> <p>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.</p> <p>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.</p> <p>5. Provide copy of recorded condominium plat to City for filing prior to issuance of building permits or occupancy.</p> <p>6. A recorded CSM is needed to combine the two lots prior to issuance of building permits. Add sidewalk easement.</p> <p>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.</p> <p>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.</p> <p>9. City should rename street.</p> <p>10. Provide location for CBU mailbox structure on private outlot owned and maintained by the HOA.</p> <p>11. Remove retaining wall holding up right of way.</p> <p>12.</p>						
11/11/2019		11/25/2019	Parks	Unassigned		
<p>Notes:</p>						
11/11/2019	12/11/2019	11/25/2019	Planning	Doug Koehler	REVIEW COMPLETE	
<p>Notes:</p> <p>Landscape plan should include HVAC equipment, and transformer boxes with appropriate screening, Any other trees removed or damaged in areas shown to remain must be replanted with native species.</p>						
11/11/2019		11/25/2019	Planning Commission	Unassigned		
<p>Notes:</p>						

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11/11/2019	12/6/2019	11/25/2019	Water Utility	Chris Walters	UNDER REVIEW	See comments
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Notes:

- 1) Please provide the updated final plan and profile drawings for review and approval to [cwalter@waukesha-water.com](mailto:cwalter@waukesha-water.com). A DNR Owner Letter will be provided to accompany your DNR permit once plans area approved.
- 2) The Developer/Owner is required to send a letter to the General Manager of the Waukesha Water Utility requesting the public water system extension and identifying the water main easement within the proposed private drive necessary for the installation of water infrastructure associated with this project. The complete detailed design review will not be started until the letter to the GM at the WWU is received.
- 3) All costs associated with the water main extension will be the responsibility of the Developer/Owner(s), including the guarantee and deposit, or tap fees, as outlined in the Developer's Agreement. Work must also pertain to the current rules and regulations on file with the Public Service Commission for the State of Wisconsin.
- 4) A Developers Agreement with the water utility will need to be prepared by the Utility, approved, signed and executed. Contact Waukesha Water Utility for Deposits, Fees and Letter of Credit requirements.
- 5) No plantings vegetation or plantings over 4 feet in height is allowed in the water main easement area.