

Paul Farrow
County Executive

Dale R. Shaver
Director



Waukesha County

Department of Parks and Land Use

TO: State of Wisconsin–Department of Administration (Plat Review)

NOTICE OF: Conditional Certification of No Objection to Preliminary Plat

DATE OF REVIEW: January 8, 2024

RE: Subdivision Plat known as: **Olde Farm**
File No: 2085

LOCATION: Part of the Northwest ¼ of the Northeast ¼ of Section 6, T6N, R19E,
City of Waukesha

SUBMITTED BY: State of Wisconsin–Department of Administration (Plat Review)

SURVEYOR: Ted Indermuehle
Trio Engineering, LLC.
12660 W. North Ave., Bldg. D
Brookfield, WI 53005

DATE RECEIVED: December 19, 2023

DATE OF PLAT: December 13, 2023

SUBDIVIDER: Bielinski Homes, Inc.
1830 Meadow Ln. Suite A
Pewaukee, WI 53072

Planning and Zoning

515 W. Moreland Blvd., Room AC 230 Waukesha, Wisconsin 53188-3878
Phone: (262) 548-7790 Fax: (262) 896-8071 www.waukeshacounty.gov/planningandzoning

REMARKS: Conditional Certification of No Objection to this Preliminary Plat is based on the following conditions being satisfied prior to the submittal of a revised Preliminary Plat or a Final Plat:

1. Documentation must be presented to Waukesha County Planning and Zoning Division staff confirming that, as required by Section NR 110.08(4) of the Wisconsin Administrative Code, the Southeastern Wisconsin Regional Planning Commission has reviewed and commented on the proposed sanitary sewer extension which will be needed to serve this development.
2. A letter from the City or other formal documentation indicating that they are willing to extend sewer to the subdivision must be furnished to the Waukesha County Department of Parks and Land Use.
3. Pebble Creek extends onto the property. Therefore, Per Ch. 236 WI State Statutes, the following note shall be added to the face of the plat, “Any land below the ordinary high-water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.”
4. The reference to the “proposed 100-year floodplain” is confusing. Consider revising the reference to state “Approximate 100-year floodplain based on unofficial study.”
5. A copy of the wetland study prepared by RA Smith shall be submitted to the Waukesha County Planning and Zoning Division prior to final plat submittal.
6. The wetlands identified in the wetland study may be subject to federal regulations under the jurisdiction of the U.S. Army Corps of Engineers (USACE) and shall be submitted to the WDNR, and USACE for final jurisdictional review and concurrence.
7. Since no dedication or conveyance of open space to the city is being proposed, please forward documentation to Waukesha County that indicates the City has amended its Parks and Open Space to eliminate any areas of proposed city ownership within the plat boundary.
8. The intended use of all outlots shall be noted on the plat.
9. The centerline and right of way width of Madison Street shall be noted on the final plat.
10. All curve dimensions shall be shown as annotations on the plat or in a curve table.
11. Any existing structures to remain and their proposed use shall be noted on the final plat.
12. All required signature certificates shall be placed on the final plat.

In addition, we recommend the following:

13. According to the soil survey of Milwaukee and Waukesha Counties, lots in this subdivision contain soils that may be indicative of seasonal high groundwater conditions. Therefore, unless significant fill is proposed, we recommend that the City require a soil analysis for all lots within the development and ensure that basement floor elevations will be above seasonal high groundwater conditions. Waukesha County recommends that basements be placed at least one (1) ft. above the estimated seasonal high groundwater elevation. Minimum basement floor elevations should be identified on a Master Grading Plan or Final Plat for any lots with limiting factors.
14. The Waukesha County Comprehensive Development Plan recommends that development be directed away from steep slopes. Therefore, we recommend that proposed Lot 9 be modified to provide a building envelope outside of any steep slope (> 12%) areas.
15. Preservation restrictions should be expanded to include Secondary Environmental Corridors and any areas within the 100-year floodplain, see sample language below.
16. The Waukesha County Park and Open Space Plan identifies proposed bicycle accommodations along Madison Street. We recommend that the city determine whether bicycle accommodations are required either now or in the future.
17. Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions which, due to the possible presence of bedrock near the ground surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert be consulted regarding the construction of basements in these areas where bedrock may be present near the ground surface. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

In addition, a note with language similar to the above language in this recommendation (#17), should be added to the final plat.

18. If a private sewage system and/or private well is to be removed, written documentation shall be submitted to Waukesha County Environmental Health or Planning and Zoning Divisions stating the system and/or well has been properly abandoned.
19. The project is proposed on a parcel with a documented archeological site. The Office of the State Archaeologist, which maintains state records for archeological sites, is being copied on this correspondence and we urge the developer to communicate with the State Archaeologist to ensure that site grading and construction is not delayed by archeological resource issues and that the plat layout does not conflict with said resources. The State Archaeologist, Amy Rosebrough, can be contacted at 608-264-6496, statearchaeologist@wisconsinhistory.org.
20. We recommend that the developer consult with the property owner of the location and function of any drain tile that may be present on the property and how it may impact the development.



SIGNED:

Rebekah Leto, Senior Planner

For information regarding this review, please
contact Ben Greenberg at bgreenberg@waukeshacounty.gov

Cc via email: City of Waukesha Clerk
City of Waukesha Planner
Ted Indermuehle, Surveyor
Belinski Homes, Developer
We Energies – Plat Review
AT&T – Plat Review
CenturyLink Plat Review
File

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**SAMPLE: CONSERVANCY/WETLAND/FLOODPLAIN/SECONDARY ENVIRONMENTAL
CORRIDOR RESTRICTIONS**

Those areas identified as Conservancy/Wetland/Floodplain/Secondary Environmental Corridor Preservation Area on Page ____ of ____ on this Subdivision Plat shall be subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Conservancy/Wetland/Floodplain/Secondary Environmental Corridor and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
3. Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Conservancy/Wetland/Floodplain area and shall be discouraged to the greatest extent possible within the Secondary Environmental Corridor area.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

The construction of buildings is prohibited.