

# Project Reviews

## City of Waukesha

**Project Number: RZ22-00007**

Description: **Near NE Corner of Meadowbrook Rd & Summit Ave**

Applied: **7/19/2022**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **RECEIVED**

Applicant: **Continental 665 Fund, LLC**

Parent Project: **SPAR22-00027**

Owner: **Harry J. & Winnifred S. Wilkens**

Contractor: **<NONE>**

Details:

**Applicant needs to resubmit Zoning Petition with correct information.**

### LIST OF REVIEWS

| SENT DATE   | RETURNED DATE | DUE DATE  | TYPE                | CONTACT            | STATUS          | REMARKS      |
|---|---------------|-----------|---------------------|--------------------|-----------------|--------------|
| Review Group: ALL   |               |           |                     |                    |                 |              |
| 7/20/2022   | 7/27/2022     | 7/29/2022 | Sanitary Sewer      | Chris Langemak     | REVIEW COMPLETE | See comments |
| Notes:  |               |           |                     |                    |                 |              |
| <ol style="list-style-type: none"> <li>Sanitary and storm sewers shall be design, construction and accepted per the development handbook.</li> <li>Easements may be necessary for public sanitary and storm sewers</li> <li>Detailed plans are necessary for a formal review</li> </ol>   |               |           |                     |                    |                 |              |
| 7/20/2022   | 7/28/2022     | 7/29/2022 | Traffic             | DERRIN WOLFORD     | REVIEW COMPLETE | See notes    |
| Notes:  |               |           |                     |                    |                 |              |
| <ol style="list-style-type: none"> <li>The TIA should be re-evaluated as eastbound Summit Avenue is 35mph from Meadowbrook Road to University Drive. The 45mph sign for eastbound Summit Avenue just east of Meadowbrook Road was installed incorrectly, and it will be changed to 35mph in the coming days.</li> <li>Per FDM 11-25-5.2, "Generally, consider providing an exclusive left-turn lane if the construction year AADT on the main road exceeds 4,000 and the side road AADT exceeds 400." This criteria should also be evaluated for the left turn lanes at Proposed Driveway 1/Sports Complex Driveway.</li> </ol> |               |           |                     |                    |                 |              |
| Review Group: AUTO  |               |           |                     |                    |                 |              |
| 7/19/2022   | 8/4/2022      | 8/8/2022  | Building Inspection | KRISTIN STONE      | REVIEW COMPLETE |              |
| Notes:  |               |           |                     |                    |                 |              |
| 7/19/2022   |               | 7/29/2022 | Common Council      | Unassigned         |                 |              |
| Notes:  |               |           |                     |                    |                 |              |
| 7/19/2022   | 8/11/2022     | 7/29/2022 | Fire                | Brian Charlesworth | REVIEW COMPLETE |              |
| Notes:  |               |           |                     |                    |                 |              |

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|  |           |           |                     |                |                             |           |
|--|-----------|-----------|---------------------|----------------|-----------------------------|-----------|
| 7/19/2022  | 8/9/2022  | 7/29/2022 | General Engineering | DAVID BUECHL   | ADDITIONAL INFO<br>REQUIRED | see notes |
| <b>Notes:</b><br>1. Verify TIA has been approved by Engineering prior to rezoning.<br>2. Rezone is conditioned on approved site plan and Preliminary Plat approval.  |           |           |                     |                |                             |           |
| 7/19/2022  |           | 7/29/2022 | Parks               | Melissa Lipska |                             |           |
| <b>Notes:</b>  |           |           |                     |                |                             |           |
| 7/19/2022  | 9/22/2022 | 7/29/2022 | Planning            | Doug Koehler   | REVIEW<br>COMPLETE          | see notes |
| <b>Notes:</b><br>Staff suggests the proposed Rm-3 Multi-Family district be changed Rm-3 PUD Multi-family Planned Unit Development District. The PUD could incorporate the 45 foot rear yard set back along the north lot line of the proposed apartment project with appropriate landscaping to provide visual screening from the adjacent proposed Rs-3 Single-Family Residential District. |           |           |                     |                |                             |           |
| 7/19/2022  |           | 7/29/2022 | Planning Commission | Unassigned     |                             |           |
| <b>Notes:</b>  |           |           |                     |                |                             |           |
| 7/19/2022  |           | 7/29/2022 | Water Utility       | Chris Walters  |                             |           |
| <b>Notes:</b>  |           |           |                     |                |                             |           |