

Project Reviews

City of Waukesha

Project Number: PLAT20-00002

Description: **Howell Oaks Addition No. 3, Phase 4**

Applied: **10/2/2020**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **Thomson Companies**

Parent Project:

Owner: **HOWELL OAKS DEVELOPMENT LLC**

Contractor: **<NONE>**

Details:

PC20-0090

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
10/5/2020		10/16/2020	Sanitary Sewer	Chris Langemak		
Notes:						
10/5/2020		10/16/2020	Storm Sewer	Chris Langemak		
Notes:						
10/5/2020	10/5/2020	10/16/2020	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes: No comments regarding City owned street lights or fiber in regards to the plat.						
10/5/2020	10/14/2020	10/16/2020	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes:						
10/8/2020		10/22/2020	Planning	Doug Koehler		
Notes:						
Review Group: AUTO						
10/2/2020		10/16/2020	Building Inspection	KRISTIN STONE		
Notes:						

Project Reviews

City of Waukesha

10/2/2020		10/16/2020	Fire	Brian Charlesworth		
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Notes:

10/2/2020	10/16/2020	10/16/2020	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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Notes:

1. A note on Outlot 7 and another note on Plat states, "Outlot 7 to be retained by the Developer." We understand that this Outlot 7 was to be acquired by the City for a public park so the wording would need to change to be conveyed to City.
2. The City should not approve the Final Plat until the Madison Street construction project is completed and approved by the City.
3. A Developer's Agreement is needed for this Development. The Plat should not be signed by the City until Developers Agreement for this phase is approved by the Board of Public Works and Council, and recorded at the Register of Deeds office.
4. The construction drawings, storm water facility maintenance agreement addendum, easements, Developer's Agreement, and Bonds should be reviewed and approved prior to approval of the Final Plat. If the location of any lot lines need to change as a result of the approved construction drawings, the Final Plat should be updated to reflect the needed changes.
5. Confirm if right of ways have been formally dedicated. If not, the Plat should formally dedicate the right of way areas.
6. 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.
7. Wisconsin State Statute 236.20(2)(a): The exterior boundaries of the land surveyed and divided should be shown. The remnant parcel of Outlot 4 Welsh Oaks should be included in the boundary of the Plat since Outlot 4 is being divided and a portion included in Plat. A new description of boundary for Outlot 4 is also needed for City records.
8. Provide location for CBU mailbox structure on private outlot owned and maintained by the HOA.
9. The City should not sign the plat until all improvements have been formally accepted and approved by Engineering.
10. City of Waukesha Development Handbook: Confirm right of way line set 0.5 feet behind sidewalk.
11. Verify that all monuments have been set on Final Plat prior to City signing, or that letter of credit collected to ensure lot corner installation at all corners.
12. Existing Isolated Natural Resource area line shown on behind lots 106-11. 4-Inch x 4 Inch x 6' long cedar posts should be installed to delineate boundaries of INRA prior to City signing Plat.
13. (8) PUBLIC UTILITIES. (Cr. #34-72) Facilities for distribution of electric, telephone and cable television service located within a residential subdivision, or other residential division, shall be installed underground except where the Council upon recommendation of the Plan Commission finds adverse soil conditions or problems of utility distribution make such installations prohibitively expensive. Transformers, junction boxes, meter points, or similar equipment may be installed upon the ground surface provided they are not located in the required front yard or required street side yard.
13. Adjust limits of plat along Olde Howell Road to exclude areas of street not installed and approved.

10/2/2020	10/12/2020	10/16/2020	Water Utility	Chris Walters	APPROVED	No comments
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Notes:

10/5/2020	10/15/2020	10/16/2020	CSM/PLAT CLOSURE	Megan Roessler	ADDITIONAL INFO REQUIRED	
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Notes:

See "Howell Oaks Addition No 3 MR Comments" for specific comments regarding the following:
 The bearing and distances in the legal description shall match those on the graphic drawing of the plat. Any missing bearings and distances in either the legal or map must be corrected.
 Boundary of plat must not create gaps, overlaps, or remnant parcel pieces without being specifically noted.