

Project Reviews

City of Waukesha

Project Number: CSM21-00013

Description: **Riverfront Project commercial/apartments**

Applied: **10/7/2021**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **Michael Weiss**

Parent Project:

Owner: **<NONE>**

Contractor: **<NONE>**

Details:

PC21-0131

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
10/11/2021		10/21/2021	Sanitary Sewer	Chris Langemak		
Notes:						
10/11/2021	10/18/2021	10/21/2021	Storm Sewer	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
Notes:						
CSM Comments:						
<ol style="list-style-type: none"> 1. Verify all utility and drainage easements are shown on the CSM. 2. Per September 23rd meeting at City Hall, it was discussed that some of the property lines along the south edge of the development would shift to better transition between the private development and the public ROW / parks. Show location and size of all lands being given to the City (Parks, Recreation & Forestry) along the south edge of the property. Additional coordination with Parks may be required. 3. Show the 100-year floodplain limits as of the date of the CSM. 						
10/11/2021	10/18/2021	10/21/2021	Stormwater	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
Notes:						
CSM Comments:						
<ol style="list-style-type: none"> 1. Verify all utility and drainage easements are shown on the CSM. 2. Per September 23rd meeting at City Hall, it was discussed that some of the property lines along the south edge of the development would shift to better transition between the private development and the public ROW / parks. Show location and size of all lands being given to the City (Parks, Recreation & Forestry) along the south edge of the property. Additional coordination with Parks may be required. 3. Show the 100-year floodplain limits as of the date of the CSM. 						

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10/11/2021	10/20/2021	10/21/2021	Street Lighting	JEFF HERNKE	ADDITIONAL INFO REQUIRED	See notes
<p>Notes:</p> <p>Riverfront Project commercial/apartments</p> <ol style="list-style-type: none"> Street lighting within this project will match existing City standards. The HADCO decorative pole and postop luminaire should be the basis of design for this project. This streetlight is seen on St Paul and Barstow and has been approved for the downtown area. The proposed pole and luminaire are not approved for use in the right of way as public lighting. Minimal pull boxes for street lighting are preferred. No splicing in pull boxes unless authorized by the City of Waukesha, Engineering Division. Original comments to this project were for the developer to extend the existing City Fiber conduit from the existing junction box on the south east corner of Bank and Barstow to the park property near the proposed band shell / restrooms. This conduit will either need to terminate into an approved ground box labeled "Communications" or by a flush mount locate post. Confirm that the proposed parking area in front of the building on Bank and Barstow does not interfere with existing streetlight and fiber communication junction boxes. Today these boxes exist in terrace, they can not be in the roadway. Extended City streetlights shall be connected to the pull box on Bank and the pull box on St Paul to complete a loop. City Engineering will direct to which pull box splicing will occur. Wires to be capped off in the other pull box. A plan shall be submitted showing underground streetlight and fiber facilities in the terrace for this project to be approved by the City of Waukesha, Engineering Division. All improvements must follow published City Standards, not limited to but including, conduit, concrete bases, junction boxes, wire for streetlights, and tracer wire in all empty conduits. Contact Jeffrey Hernke, City of Waukesha D.P.W. – Engineering Division – Street Lighting and Communications, with any questions or concerns. 262-524-3592 or jhernke@waukesha-wi.gov. Provide a utility easement for the fiber conduit from Bank to the existing park unless a revised CSM is provided showing the proposed park property as owned by the City. 						
10/11/2021		10/21/2021	Traffic	Michael Grulke		
<p>Notes:</p> <p>Review Group: AUTO</p>						
10/7/2021	10/22/2021	10/21/2021	CSM OR PLAT REVIEW AND CLOSURE	Megan Roessler	ADDITIONAL INFO REQUIRED	see notes
<p>Notes:</p> <ul style="list-style-type: none"> - From Assessor's Office: At the time of review, lots are not owned by General Capital Acquisitions LLC. Ownership should be conveyed as/if necessary. Please correct gaps or overlaps - Boundary of plat must not create gaps, overlaps, or remnant parcel pieces without being specifically noted. - CSM creates a remnant of parcel WAKC1305075 and overlap with WAKC1305075001. Please correct before recording. Please correct street spelling - Streets on plat must match the streets as previously platted, including prefixes, suffixes, and direction. - Include directional prefix in references to Barstow St. in legal description and on map label (should be NW Barstow St.) - Include private ROW as an outlot on CSM. - Include proposed parkland as an outlot on CSM. <p>One or more of the requirements of the review checklist for survey closures was not met. Please correct these issues for full approval.</p>						
10/7/2021		10/21/2021	Common Council	Unassigned		
<p>Notes:</p>						
10/7/2021		10/21/2021	Fire	Brian Charlesworth		
<p>Notes:</p>						

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10/7/2021	10/22/2021	10/21/2021	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
<p>Notes:</p> <ol style="list-style-type: none"> 1. Submit site plan to We Energies to verify easement needs in relation to site plan and easements needed. 2. Verify if right of ways of Brehm and Bank st have been formally dedicated. If not, the right of way should be formally dedicated. 3. Show vision corner easements. 4. Show Outlot for Park. 5. Include all lands owned by Developer, Including lands at intersection of St. Paul and Barstow St. 6. Confirm if Brehm and Bank St. have been formally dedicated. 						
10/7/2021		10/21/2021	Planning	Unassigned		
<p>Notes:</p>						
10/7/2021		10/21/2021	Planning Commission	Unassigned		
<p>Notes:</p>						
10/7/2021	10/22/2021	10/21/2021	Water Utility	Chris Walters	APPROVED	No comments
<p>Notes:</p>						