

Project Reviews

City of Waukesha

Project Number: SPAR22-00043

Description: **Final Site Plan - NE Corner of Meadowbrook & Summit**

Applied: **8/31/2022**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **RECEIVED**

Applicant: **Continental 665 Fund, LLC**

Parent Project:

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

Contractor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
9/8/2022		9/17/2022	Erosion Control	VELVET WEIER		
Notes:						
9/8/2022		9/17/2022	Sanitary Sewer	Chris Langemak		
Notes:						
9/8/2022		9/17/2022	Storm Sewer	Jonathan Schapekahm		
Notes:						
9/8/2022		9/17/2022	Stormwater	Jonathan Schapekahm		
Notes:						
9/8/2022		9/17/2022	Street Design	Brandon Schwenn		
Notes:						
9/8/2022	9/16/2022	9/17/2022	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes:						
1. Street light at proposed single family residential road has been addressed. 2. There is city owned fiber in the right of way within the project limits. Any relocations of this facility will be the responsibility of the developer/owner. All fiber work to be completed by MCE/CableCom with city coordination. Any questions, please contact Jeffrey Hernke, jhernke@waukesha-wi.gov.						

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9/8/2022	9/21/2022	9/17/2022	Traffic	DERRIN WOLFORD	REVIEW COMPLETE	See notes
Notes:						
1. Roadway elements for Summit Avenue have not been addressed as outlined in the revised TIA.						
9/8/2022		9/17/2022	Wastewater Quality	TIM YOUNG		
Notes:						
Review Group: AUTO						
8/31/2022	9/21/2022	9/20/2022	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
8/31/2022	9/2/2022	9/10/2022	Fire	Brian Charlesworth	REVIEW COMPLETE	See Notes
Notes:						
All of these buildings will be required to be protected by an Automatic fire sprinkler system. The club house will require sprinklers if it exceeds 6000 square feet.						
The access road to the east will need to be installed and paved with the multifamily project. The gates to the development will need to operate on the fire departments emergency vehicle traffic preemption system.						
8/31/2022		9/17/2022	General Engineering	DAVID BUECHL		
Notes:						
General						
1.						
2. Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing prior to starting construction.						
a. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf						
b. Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre						
c. Wetland delineation concurrence						
d. DNR sanitary sewer extension						
e. State of Wisconsin Private sanitary sewer approval-Private streets						
f. City of Waukesha – Engineering Division Construction Permit if working in right of way						
3. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:						
a. A Developers Agreement will need to be prepared by the City, and approved prior to the start of construction.						
i. Impact fees will be due						
ii. Letter of credits will be needed						
iii. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.						
iv. Sewer assessments, if applicable.						
i. Deferred pump station assessment						
ii. Deferred sanitary sewer interceptor assessment						
4. 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 Plat should be updated to reflect the needed changes.						
5. Private driveway approach along Summit Avenue to comply with City requirements. Add acceleration and deceleration lanes.						
6. Include design and installation of public street intersection entrance from Summit Avenue to right-of-way line to be built to City standard. Sidewalk to be installed up to both sides of intersection and through full length of development along Summit Avenue. Add acceleration and deceleration lanes to						

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intersection design.

7.

8.

9.

10. Extend public sanitary sewer installation to proposed subdivision street entrance at Summit Avenue.

11.

12. Include casing pipe in sanitary sewer design under Summit Avenue. The 12-inch diameter size appears to be too small.

13.

14. Include split plan view with sewer profile sheets.

15.

16. Wetlands are proposed to be filled at the SE corner of site. We understand that a wetland disturbance permit is being applied for by the Developer. Please provide a pdf copy of the approval to fill the wetlands.

17.

New comments

18. What is slope of entrance drive?

19. Add note to drawings: Limits of final City street pavement and curb and gutter removal and replacements to be marked by City Engineering staff in field.

20. show spot grades for public sidewalk every 25 feet.

21.

Erosion Control

1. Add to construction sequence the following: to obtain City storm water permit and perform weekly erosion control inspections, and submit inspections to City erosion control inspector. At end of project, coordinate permit termination with City erosion control inspector.

Storm Water

1. Analyze storm water culvert sizings under Summit Ave. Add end sections if not existing.

2. Confirm if sinkhole is located in pipe under Summit Avenue. This culvert may need to be lined or relayed.

3.11. 32.10(d)(6.)E. Subsurface drainage. Basement floor surfaces shall be built one (1) foot above the seasonal high water table elevation, as documented in the submitted soil evaluations, and shall avoid hydric soils as much as possible. The Authority shall be notified of any drain tiles that are uncovered during construction, which the Authority may require to be restored or connected to other drainage systems. No discharge of groundwater from tile lines, sump pumps or other means shall be allowed onto another persons land or any public space without the written approval of the owner or unit of government.

4. a. A table should be added to the grading/erosion plan showing, at a minimum, the Building #, yard grade, minimum basement elevation, and elevation of the highest seasonal water table elevation, soil boring/pit utilized. List name of report, date, Author.

5. 32.10(e)11. A storm water BMP maintenance agreement in accordance with section 32.12;

5. a. Submit storm water maintenance agreement using City template. City template can be sent to Engineer.

6.32.10(e)(12.)H. A cover sheet stamped and signed by a professional engineer registered in the State of Wisconsin indicating that all plans and supporting documentation have been reviewed and approved by the engineer and certifying that they have read the requirements of this ordinance and that, to the best of their knowledge, the submitted comply with the requirements.

7. Include soil profile views in pond cross-sections. Label bedrock elevations.

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8/31/2022		9/17/2022	Parks	Melissa Lipska		
Notes:						
8/31/2022	9/22/2022	9/10/2022	Planning	Unassigned	REVIEW COMPLETE	see notes
Notes: Sidewalk is to be extended along the length of the 63 acre property with the development of the apartments. Sidewalk is needed along the emergency access to the east out to Winterberry to provide pedestrian access to the surrounding neighborhood. Additional landscaping is needed along the east and north lot lines of the apartments to provide a visual buffer from the adjacent single family zoned land.						
8/31/2022		9/10/2022	Planning Commission	Unassigned		
Notes:						
8/31/2022		9/10/2022	Water Utility	Chris Walters		
Notes:						