

Project Reviews

City of Waukesha

Project Number: CSM22-00013

Description: **CSM Springs at Meadowbrook - Continental Properties**

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:

PC22-0305

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
9/8/2022	9/21/2022	9/10/2022	Storm Sewer	Jonathan Schapekahn	REVIEW COMPLETE	
Notes:						
9/8/2022		9/10/2022	Street Design	Brandon Schwenn		
Notes:						
9/8/2022		9/10/2022	Sanitary Sewer	Chris Langemak		
Notes:						
9/8/2022	9/13/2022	9/10/2022	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	see notes
Notes:						
No comments regarding city owned street lights or fiber involving the CSM.						
9/8/2022	9/14/2022	9/10/2022	Traffic	DERRIN WOLFORD	REVIEW COMPLETE	No comments
Notes:						
9/8/2022	9/21/2022	9/10/2022	Stormwater	Jonathan Schapekahn	REVIEW COMPLETE	
Notes:						

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Review Group: AUTO						
8/31/2022	9/8/2022	9/10/2022	CSM OR PLAT REVIEW AND CLOSURE	Megan Roessler		see notes
Notes: Meets all requirements of review checklist and survey closure guidelines.						
8/31/2022		9/10/2022	Common Council	Unassigned		
Notes:						
8/31/2022	9/2/2022	9/10/2022	Fire	Brian Charlesworth	REVIEW COMPLETE	
Notes:						
8/31/2022	9/16/2022	9/10/2022	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes:						

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1. Submit project checklists.
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 CSM being recorded. If the location of any work needs to be changed as a result of the approved construction drawings, the CSM should be updated to reflect the needed changes.
5. Per Wisconsin State Statute 236.20(2)(f) as referenced by 236.34(1m)(c): Show existing and proposed easements.
 - 5a. 32.10(d)(6.)A. Drainage easement. Perpetual drainage easements or other deed restrictions shall be recorded on the property to preserve major storm water flow paths and permanent storm water BMP locations. Covenants in these areas shall not allow buildings or other structures and shall prevent any grading, filling or other activities that interrupt or obstruct flows in any way. Covenants shall also specify maintenance responsibilities and authorities in accordance with section 32.12.
 - 5b. Add storm water facility easements.
6. Add access easement to City of Waukesha for Fire Dept to site across future single family site.
7. Add sanitary sewer easement adjoining Summit Ave right of way for sanitary sewer.
- 7a. Add note: All sanitary sewer easements shown hereon are hereby granted, along with full access rights, to the City of Waukesha.
8. Add conservation easement conditions.
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9. Conservancy-Floodplain, Wetland, Primary Environmental Corridor, and Isolated Natural Resource Preservation Restrictions
 1. Outlot 1 cannot be conveyed separately from Lot 1.
 2. Environmental Corridor Preservation area easement on Outlot 1 granted to City of Waukesha.
 3. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by this 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.
 4. The removal or destruction of any vegetative cover, i.e. trees, shrubs, grasses, etc. is prohibited, with the exception of that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the City of Waukesha. Silvicultural thinning upon the recommendation of a forester or naturalist and with approval from the City of Waukesha shall also be permitted.
 5. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited within the Conservancy-Floodplain/Wetland area and shall be discouraged to the greatest extent possible within the Primary Environmental Corridor area.
 6. The introduction of plant materials not indigenous to the existing environment is prohibited.
 7. 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.
 8. The construction of buildings is prohibited.
 9. The City of Waukesha or their designee are authorized access to the Environmental Corridor Preservation area for purposes of inspecting and enforcing the restrictions in the Isolated Natural Resource Area easements.
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 10. A temporary 10 foot wide sidewalk slope easement along the street frontages of all lots shall be in effect until concrete sidewalks are installed. Said easement area shall not be permanently improved.
 11. Add note: A separately recorded storm water maintenance agreement describing the rights, conditions, and restrictions of the storm water facilities is recorded at the Waukesha County Register of Deeds.

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8/31/2022	9/22/2022	9/10/2022	Planning	Unassigned	REVIEW COMPLETE	see notes
<p>Notes:</p> <p>Windsor Place will not be extended west across Winterberry Drive, It may be beneficial to incorporate that pat of the site into Lot 1 to accomodate the emergency access lane out to Winterberry Drive.</p>						
8/31/2022		9/10/2022	Planning Commission	Unassigned		
<p>Notes:</p>						
8/31/2022		9/10/2022	Water Utility	Chris Walters		
<p>Notes:</p>						