

Project Reviews

City of Waukesha

Project Number: CSM16-00137

Description: **Aeroshade**

Applied: **11/15/2016**

Approved:

Site Address: **433 OAKLAND AV**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53186**

Status: **UNDER REVIEW**

Applicant: **Aeroshade, Inc.**

Parent Project:

Owner: **AEROSHADE INC**

Contractor: **<NONE>**

Details:

PC16-0107

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
11/16/2016		11/22/2016	Sanitary Sewer	Chris Langemak		
Notes:						
11/16/2016		11/22/2016	Storm Sewer	Chris Langemak		
Notes:						
11/16/2016		11/22/2016	Stormwater	Chris Langemak		
Notes:						
11/16/2016	11/29/2016	11/22/2016	Street Design	Margaret Liedtke	REVIEW COMPLETE	No Comments
Notes: No Comments						
11/16/2016	11/28/2016	11/22/2016	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	No comments.
Notes:						

Project Reviews

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11/16/2016	11/23/2016	11/22/2016	Subdivision and Platting	DAVID BUECHL	REVIEW COMPLETE	See notes
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Notes:

CSM

1. The following items should be submitted for review and approval:
 - a) Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.
 2. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developer’s Agreement, and Bonds should be reviewed, approved and received prior to approval of the CSM. If the location of any lot lines as a result of the approved construction drawings, the CSM should be updated to reflect the needed changes.
 3. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.
 4. The CSM shall follow Chapter 23.051 Subdivision and Platting of the City Ordinances.
 5. Chapter 23.05(11): Provide deed restrictions that will be required as part of approval of the CSM.
 - a) Provide lamp post and grading declaration.
 6. Add 20 foot by 20 foot vision corner easements at right of way intersections. The vision corner easement note should reference that no driveways shall be permitted within the vision corner.
 7. Chapter 23.06(3)(g) Subdivision and Platting: Easements across centered on rear or side lot lines should be provided for utilities where necessary and shall be at least 10’ wide. These easements shall permit the utilities to extend their services within this area. Please coordinate with the applicable utilities and add the easements as requested by said utility companies to the Plat. Drainage easements should not overlap utility easements to the maximum extent practicable. If a crossing is needed, drainage easements and utility easements should cross perpendicular to each other.
 8. Chapter 32.12(b): For subdivisions, all storm water BMPs shall be located on outlots. For all privately owned outlots, ownership shall be by proportional undividable interest for all properties that are within the control of the applicant and drain to the BMP. However, the applicant may combine ownership of more than one BMP within the site. Ownership of storm water facilities shall be the same as those assigned maintenance responsibilities.
 - a) Preparation of the storm water maintenance agreement will include describing the ownership boundaries of the storm water easement facilities.
 9. The highest seasonal groundwater table listing the lot number, proposed basement floor elevation, and existing highest seasonal high ground water elevation should also be shown on this Plat.
 10. 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. The drawings should be stamped by a Professional Land Surveyor licensed in the State of Wisconsin.
 11. Show private drainage easements.
 12. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable.
 13. The CSM should follow City Ordinances and State Statutes.
 14. A Planning Commission Approval Certificate should be added.
 15. -Add notes:
 - a) Basement Restriction-Groundwater. Basement floor surface elevations shall be no lower than the proposed basement floor elevations shown in the table due to potential for seasonal high water table. Minimum basement floor elevation changes may only be authorized upon further analysis compliant with the City of Waukesha Storm Water Ordinance and such analysis must be approved by the City of Waukesha Engineering Department.
 - b) Basement floors shall be built at least 1 foot above the seasonal high water table.
 16. List outlot ownership for storm water management.
 17. A note should be added after the Outlot note stating: “Each individual lot owner shall also be fractionally responsible for the maintenance costs associated with outlots.
 18. Show adjoining existing lot lines.
 19. Label right of way widths.
 20. Show found and set monumentation.
 21. Confirm if adjoining right of ways have been formally dedicated. If not, the right of ways should be dedicated.
 22. Chapter 23.06(1): No land shall be subdivided for residential use which is determined by the Plan Commission to be unsuitable for such use by reason of flooding or bad drainage, or any other feature likely to be harmful to the health, safety or welfare of the future residents in the proposed subdivision of the City.
 - a) Due to past site environmental issues, provide letter from DNR that the site is acceptable to rezone as single family zoning.
 23. Chapter 23.06 (d): Lots for residence purposes shall be at least 65 feet wide at the building line.
 24. Chapter 23.06 (h): Slope easements of not less than 10 feet adjacent to the right of way line shall be indicated on the plats.
 25. Reset property corners for other adjoining lots.

In lieu of the CSM, the Plat should cover the entire Aeroshade parcel.



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11/16/2016	11/23/2016	11/22/2016	Traffic	Michael Grulke	REVIEW COMPLETE	None
Notes: No Comments						
Review Group: AUTO						
11/15/2016	2/17/2017	11/15/2016	Common Council	Maria Pandazi	UNDER REVIEW	see notes
Notes: If recommended for approval by PC, this will go on the 3/7/17 Council Agenda						
11/15/2016	12/13/2016	11/15/2016	Fire	Brian Charlesworth	REVIEW COMPLETE	None
Notes:						
11/15/2016	11/23/2016	11/15/2016	General Engineering	DAVID BUECHL	REVIEW COMPLETE	See notes
Notes: General 1. The following items should be submitted: a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). b. Permits and approvals i. Developer's Agreement. ii. DNR NOI iii. Water Utility 2. Chapter 23.06(1): No land shall be subdivided for residential use which is determined by the Plan Commission to be unsuitable for such use by reason of flooding or bad drainage, or any other feature likely to be harmful to the health, safety or welfare of the future residents in the proposed subdivision of the City. i. Due to past site environmental issues, provide letter from DNR that the site is acceptable to rezone as single family zoning. 3. The following items should be submitted: a. Construction drawings b. Erosion Control Plan c. Master Grading Plan d. Utility Plan e. Sidewalk Plan f. Financial Assurances g. Storm Water Management Plan 4. As-built Drawings should be submitted after construction is complete for the utilities listed below. a. Storm Water Facilities b. Sanitary sewer c. Storm sewer 5. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.						
11/15/2016		1/13/2017	Planning	Jeff Fortin		
Notes:						
11/15/2016		2/24/2017	Planning Commission	Jeff Fortin		
Notes:						

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11/15/2016		11/15/2016	Water Utility	CW1		
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Notes: