

Project Reviews

City of Waukesha

Project Number: CSM20-00017

Description: **Sorce Services**

Applied: **9/29/2020**

Approved:

Site Address: **220 S PRAIRIE AV**

Closed:

Expired:

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

Status: **UNDER REVIEW**

Applicant: **Sorce Services LLC**

Parent Project:

Owner: **ONE SORCE PROPERTIES LLC**

Contractor: **<NONE>**

Details:

PC20-0086

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
10/6/2020	10/21/2020	10/13/2020	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
Notes:						
<p>1. Sewer lateral video. The existing building (809 Philip Dr) has a sanitary sewer lateral connecting the City's sewer main. Please provide a sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.</p> <p>2. An easement would be required for the sanitary lateral for 809 Philip Dr</p>						
10/6/2020	10/21/2020	10/13/2020	Storm Sewer	Chris Langemak	REVIEW COMPLETE	See comments
Notes:						
1. Verify if there are any storm sewer connections from 809 Philip Dr. If exist, a video inspection shall be preformed and an easement would be needed.						
10/6/2020	10/6/2020	10/13/2020	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes:						
No comments regarding City owned street lights or fiber.						
10/6/2020	10/14/2020	10/13/2020	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes:						
Review Group: AUTO						
			CSM/PLAT CLOSURE			
Notes:						

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9/29/2020	10/12/2020	10/13/2020	CSM/PLAT REVIEW & CLOSURE	Megan Roessler	REVIEW COMPLETE	
Notes:						
CSM should include the entirety of the parent parcel (Parcel A) and have two lots—one being the remainder of Parcel A, and the other the new property described on this CSM.						
9/29/2020		10/13/2020	Fire	Brian Charlesworth		
Notes:						
9/29/2020	10/13/2020	10/13/2020	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes:						
<p>General</p> <p>1. Wisconsin State Statute 236.34(1m)(d)(2) and Per Wisconsin State Statute 236.20(2)(a) as referenced by 236.34(1m)(c): The exterior boundaries of the land surveyed and divided shall be shown on the CSM. A certified survey must include a clear and concise description of the land surveyed, divided, and mapped. The CSM boundary should include the boundary of all parent parcel areas in boundary of CSM.</p> <p>2. 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 approval of the CSM. If the location of any lot or easement lines need to change as a result of the approved construction drawings, the CSM should be updated to reflect the needed changes prior to recording of the CSM.</p> <p>4. Per Wisconsin State Statute 236.20(2)(f) as referenced by 236.34(1m)(c): Show existing and proposed easements. Show proposed boundary of storm water maintenance easement.</p> <p>4a. 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.</p> <p>4b. 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.</p> <p>5. 23.051(3) Residual Parcels. If applicable, If land subdivision by use of a certified survey map results in a residual parcel of greater than 10 acres, which is not intended to be sold or conveyed immediately, then the Plan Commission may elect not to require the residual parcel to be included in the map. If the Plan Commission so elects, then a supplementary, uncertified survey map of reasonable accuracy shall be attached to the certified survey map showing the relationship of the residual parcel to the lands divided by the certified survey map.</p> <p>6. Confirm parking lot and landscape set backs are met for existing parking lot owned by Gund Company. The asphalt edge of the Gund Company parking is located on the proposed relocated lot line.</p> <p>7. The sewer lateral for the Gund Company passes through the property they are selling. A private sanitary sewer lateral easement would be needed. A separate document conveying the rights and conditions for the easement needs to be prepared and recorded.</p>						
9/29/2020		10/13/2020	Planning	CHARLIE GRIFFITH		
Notes:						
9/29/2020	10/12/2020	10/13/2020	Water Utility	Chris Walters	APPROVED	No comments
Notes:						