

# Project Reviews

## City of Waukesha

**Project Number: CSM22-00012**

Description: **1701 Stardust Drive**

Applied: **8/25/2022**

Approved:

Site Address: **1701 STARDUST DR**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **Hive Construction, Yousef Zanien**

Parent Project:

Owner: **Tzoufik Lahrache**

Contractor: **<NONE>**

Details:

**PC 22-0298**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
8/31/2022		9/4/2022	Sanitary Sewer	Chris Langemak		
Notes:						
8/31/2022	9/1/2022	9/4/2022	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes: No comments regarding city owned street lights. When this property was a city fire station, there was city fiber facilities underground. These facilities have been abandoned. There may still be abandoned fiber duct buried on site. The duct would be PVC conduit. Any questions, please contact Jeffrey Hernke, 262-524-3592.						
8/31/2022	8/31/2022	9/4/2022	Traffic	DERRIN WOLFORD	REVIEW COMPLETE	No comments
Notes:						
9/6/2022		9/7/2022	Storm Sewer	Jonathan Schapekahm		
Notes:						
Review Group: AUTO						
8/25/2022	9/1/2022	9/4/2022	CSM OR PLAT REVIEW AND CLOSURE	Megan Roessler		see notes
Notes: Meets all requirements of review checklist and survey closure guidelines						

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8/25/2022	8/31/2022	9/4/2022	Fire	Brian Charlesworth	REVIEW COMPLETE	
Notes:						
8/25/2022	9/6/2022	9/4/2022	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes:						
For complete application prior to approval, please submit:						
1. Submit project submittal checklists from Developers Handbook and Application						
2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:						
a. Site Plan per 32.10						
b. Letter of credits: driveway approach removal and replacements; sanitary sewer lateral installation and street restorations; landscaping; as-builts and televising;						
c. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.						
3. Add 20'x20' vision corner easement at the intersection of Stardust Drive and Wolf Rd.						
22.53 Traffic, Loading, Parking and Access						
(1) TRAFFIC VISIBILITY. (Am. #38-02) In all districts no structures, fences, or vegetation shall be permitted on a corner lot within twenty (20) feet of the point of intersection of the right-of-way lines (the "corner") which obstructs or interferes with traffic visibility.						
Add note to CSM: Vision corner easements: No structure, driveway or improvement of any kind is permitted within the vision triangle. No vegetation, bushes, trees, or other visual obstructions may exceed 24 inches in height within vision corner easements platted hereon. Said vision corner easement is granted to the City of Waukesha. No direct vehicular access is allowed over any vision corner easements.						
4. In accordance with Wisconsin State Statute 236.34(1)(e): Add Owner's and Mortgagee's Certificates. A vision corner easement is needed to City.						
8/25/2022	9/21/2022	9/4/2022	Planning	CHARLIE GRIFFITH	REVIEW COMPLETE	
Notes:						
8/25/2022		9/4/2022	Water Utility	Chris Walters		
Notes:						