

Project Reviews

City of Waukesha

Project Number: SPAR17-00007

Description: **Fleetfoot Development Pre SPAR**

Applied: **2/21/2017**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **Mad Dog Properties LLC**

Parent Project:

Owner: **<NONE>**

Contractor: **<NONE>**

Details:

7 buildings, 14 units

PC17-0023

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
3/1/2017	3/16/2017	3/1/2017	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes: No Comments						
Review Group: AUTO						
2/21/2017	3/13/2017	2/21/2017	Building Inspection	Michael Mazmanian	REVIEW COMPLETE	see notes
Notes: Side elevations on buildings 1, 3 and 7 should incorporate more of the detail from the front elevations due to their visibility from the street. - stone base, additional trim detail, gable end material change, etc.)						
2/21/2017	3/20/2017	2/21/2017	Fire	Brian Charlesworth	REVIEW COMPLETE	None
Notes:						

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2/21/2017	3/7/2017	2/21/2017	General Engineering	DAVID BUECHL	REVIEW COMPLETE	See notes
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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 for residential purposes.
3. The following items should be submitted for review and approval:
 - 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
 - h. Storm water maintenance agreement
 - i. CSM
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.

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1. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developer's Agreement, and Bonds should be reviewed, and approved.
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.
5. Chapter 23.05(11): Provide deed restrictions that will be required as part of approval of the CSM.
 - a) Provide grading declaration.
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 CSM.
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.
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.
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. Several "gaps" are labeled in the Property Survey along the boundary of this property. The Property Owner and Surveyor should resolve all gaps to the City's satisfaction prior to approval of the CSM and issuance of any building permits for this development.
21. Existing wetlands are shown on the Waukesha County GIS. A current wetland delineation should be provided to the City for review. The wetlands should be shown on the site plan with setbacks.
22. Show corporate boundary on site plan.
23. This site drains to a regional storm water management pond that is also owned by the owner of this property. The storm water maintenance agreement should be prepared for the pond, reviewed and approved by the City.

2/21/2017	3/17/2017	2/21/2017	Planning	Doug Koehler	UNDER REVIEW	
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Notes:

2/21/2017	3/17/2017	2/21/2017	Planning Commission	Doug Koehler	UNDER REVIEW	
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Notes:

2/21/2017		2/21/2017	Water Utility	Chris Walters		
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