

Project Reviews

City of Waukesha

Project Number: CNSLT22-00001

Description: **Summit Field & Springs at Meadowbrook**

Applied: **3/3/2022**

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:

PC22-0222

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
4/20/2022	4/26/2022	4/30/2022	Addressing	Megan Roessler	ADDITIONAL INFO REQUIRED	see notes
Notes:						
- Please submit any proposed private street names to City for review.						
- When building plans are finalized, please coordinate with City on unit numbers.						
4/20/2022	5/9/2022	5/10/2022	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
4/20/2022	4/20/2022	4/30/2022	Fire	Brian Charlesworth	REVIEW COMPLETE	See Notes
Notes:						
Two points of permanent access off of a public street. Gates need to function with the EVP system.						
The apartments need to have private street names and addresses for the buildings.						
4/20/2022	4/26/2022	4/30/2022	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes:						
1. Obtain approval for wet ponds from the FAA or Waukesha County Airport Director.						
4/20/2022		4/30/2022	Parks	Melissa Lipska		
Notes:						

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4/20/2022	5/25/2022	4/30/2022	Planning	Doug Koehler	UNDER REVIEW	see notes
<p>Notes:</p> <p>Planning Staff feels a mixed residential use project can work well on this site. Formal plans should include sidewalk along Summit Ave. and sidewalk connections from the apartments to Summit Ave. and the new street to the east. Development plans should limit the area of site disturbance to within the dashed line along the conservancy corridor along the west end of the property to fully preserve the 13.97 acres of corridor as proposed. If this cannot be accomplished the apartment plan may need to be scaled back to keep disturbance outside of the conservancy area to be preserved. Architecture should include a more masonry based apartment building with other materials used for accent. Garage walls with horizontal siding should add architectural features to provide a visual break up along the façade, such as windows.</p> <p>Along with the apartment plans, the site will require an amendment to the land use plan, rezoning, and a plat for the single family subdivision. These should be submitted along with Apartment plans, as staff recommends these items receive formal action before or at the time the Apartment project receives approval.</p>						
4/20/2022		4/30/2022	Planning Commission	Unassigned		
<p>Notes:</p>						

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4/20/2022	4/26/2022	4/30/2022	Street Design	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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Notes:

1. The City is discouraging the construction of new cul-de-sacs for the following reasons:
 - a. Complaints from residents of time to clear snow on cul-de-sacs: The cul-de-sacs are typically plowed last, and therefore the City receives the highest number of snow plowing and removal complaints from cul-de-sac streets.
 - b. Safety hazard of having snow piled in cul-de-sac: Many times there is limited space for snow storage on and around cul-de-sacs. On many cul-de-sacs, the snow is left piled on the street which becomes a safety hazard for vehicles.
 - c. Labor time involved in clearing snow on cul-de-sacs: When there is no room left to store snow, the City staff have to come back after the initial snow clearing operations and use dump trucks and front end loaders to haul away the excess snow which involves a significant expense to the City in labor time, and machinery. These operations are difficult with limited staff.
 - d. Premature deterioration of the pavements on cul-de-sacs. On many cul-de-sacs, there is poor drainage from runoff and snow melt. Many times there is no storm sewer or inadequate pavement slopes, to allow the runoff to quickly get off the pavement. While the snow piles slowly melt away, and runoff begins to drain away across the pavement during continued freeze-thaw weather cycles, the pavement surface begins to deteriorate much faster than other streets with better drainage measures, so the cul-de-sacs are frequently in much worse pavement condition than most comparable streets in the City. When the melting runoff freezes, ice forms on the street. The City receives many complaints of ice build-up throughout the winter. When streets are prioritized for future maintenance or replacement, cul-de-sacs typically get pushed down in priority because they are far less traveled than streets with higher traffic. Cul-de-sacs more frequently end up receiving only pothole patching maintenance measures until the streets can be eventually repaved which occurs at less frequently than the higher traveled streets.
 - e. Traffic circulation: The cul-de-sac street design does not allow for future connections to other streets if bordering vacant lands. The alternate street layout of extending the street to the lot line and dead-ending the street at the lot line would allow for a planned extension and connections to other streets in the future. The cul-de-sac also does not allow two street accesses to a property for emergency/fire access if one street is blocked.
 - f. Maintenance of cul-de-sac center islands: The center of the cul-de-sac area is within the public right of way. Although the City Engineering staff starts out assigning maintenance of the cul-de-sac island to adjoining home owners, the City can end up being responsible for maintenance of the center island areas. The City has limited staff available to mow the grass, trim trees and bushes, and check the drainage of inlets is working properly in throughout the year. When the center island is piled with snow, the drainage inlets are blocked which causes the runoff to flow over the pavement along the street which causes icing issues. The City receives many complaints of ice build-up throughout the winter.
 - g. Length of cul-de-sac:
 - i. City Ordinance maximum:
 - ii. Ordinance: 23.06(2)(2): Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions or unless, in the opinion of the Commission, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts. Dead-end streets of a length of not over 500' will be approved where, in the opinion of the Commission, they are appropriate for the type of development contemplated.
 - iii. Cul-de-sac/Courtyards: The decision was made by bus companies to further restrict buses entering courtyard streets due to safety issues. Cul-de-sac or courtyard oriented streets are problematic in particular as people park on the streets making it difficult or impossible for buses to turn around safely. There are a few exceptions that have been made for areas with large spaces for turnaround that buses can clear even when cars park on the street. This approach is common in other school districts and has been in place in some school districts for decades. More streets are restricted than in past years.
 - h. Prohibition to install mailboxes on Cul-de-sacs: The post office stated it is against Federal Law to Place a mailbox on a cul-de-sac. Mailbox locations shall be shown on plan in location not in cul-de-sac.
 - i. Other alternatives:
 - i. Provide looped street design.
 - ii. Install private cul-de-sac.
 - j. Some alternative layouts were presented to the Developer at a project meeting.

4/20/2022	4/27/2022	4/30/2022	Street Lighting	JEFF HERNKE	ADDITIONAL INFO REQUIRED	no plans attached.
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Notes:

4/20/2022	4/22/2022	4/30/2022	Water Utility	Chris Walters	UNDER REVIEW	See comments
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Notes:

Submit water main plan and profile drawings to Chris Walter at cwalter@waukesha-water.com. A developers agreement and guarantee of improvement fee, engineering fee, and certificates of insurance will be required from both the developer and contractor.



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4/20/2022	5/2/2022	4/30/2022	Traffic	DERRIN WOLFORD	REVIEW COMPLETE	See notes
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Notes:
1. No plans to review.