

# Project Reviews

## City of Waukesha

**Project Number: PLAT19-00004**

Description: **Skyline Subdivision**

Applied: **9/25/2019**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **HELD BY COMMISSION/BOARD**

Applicant: **Bielinski Homes, Inc.**

Parent Project:

Owner: **Downing Family LLC**

Contractor: **<NONE>**

Details:

**PC19-0102**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
9/27/2019	12/16/2019	12/2/2019	Addressing	Bradley Blumer	ADDITIONAL INFO REQUIRED	
Notes:						
"Panorama" misspelled as "Panarama". No additional comments beyond Engineering request for name consistency.						
9/27/2019	12/11/2019	12/2/2019	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
Notes:						
1. Downstream sanitary sewers shown either do not exist or do not have capacity at this time. Downstream improvements will be needed. 2. Sewers shall be designed and constructed per the City's requirements 3. Minimum slopes on dead sewers shall be 0.70% 4. Additional information is needed for a full review						
9/27/2019		12/2/2019	Storm Sewer	THOMAS MILES		
Notes:						
9/27/2019		12/2/2019	Stormwater	THOMAS MILES		
Notes:						
9/27/2019	11/21/2019	12/2/2019	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes:						
No comments regarding City owned street lights or fiber.						
No comments regarding City owned street lights or fiber.						

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9/27/2019	12/26/2019	12/2/2019	Traffic	Michael Grulke	REVIEW COMPLETE	No Additional
<p>Notes:</p> <p>As mentioned in the general engineering comments, a traffic study will be required. The developers traffic consultant has contacted the City and stated that WisDOT would not require a traffic study for permitting the access point on USH 18 Summit Avenue opposite Oakmont Drive. The DOT would just require the standard lane formations for that type of access. The City will require a simple TIA format showing the development, transportation networks, offsite development, etc.</p>						
2/4/2020	2/26/2020	2/14/2020	Addressing	Megan Roessler	REVIEW COMPLETE	
<p>Notes:</p> <p>Approved pending status of renaming Oakmont Drive to White Oak Way.</p>						
2/4/2020	2/26/2020	2/14/2020	CSM/Plat Closure	Megan Roessler	APPROVED	
<p>Notes:</p>						
2/4/2020	2/4/2020	2/14/2020	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
<p>Notes:</p> <ol style="list-style-type: none"> <li>Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing. <ol style="list-style-type: none"> <li>Wisconsin DOT</li> <li>City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf</li> <li>Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre</li> <li></li> <li>DNR sanitary sewer extension</li> <li>City of Waukesha – Engineering Division Construction Permit if working in right of way to connect into existing streets</li> </ol> </li> <li>Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include: <ol style="list-style-type: none"> <li>Easements, if applicable</li> <li>A Developers Agreement will need to be prepared by the City, and approved prior to the start of construction.</li> <li>Letter of credits</li> <li>Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.</li> </ol> </li> <li>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 the construction being started and building permit issued. If the location of any units need to be changed as a result of the approved construction drawings, the Plat should be updated to reflect the needed changes.</li> <li>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.</li> </ol> <p>General</p> <ol style="list-style-type: none"> <li>This development is proposed to connect into White Oak Way and Shagbark Trail. White Oak Way and Shagbark Trail have not been installed to the east of this development. The timing for installation is unknown.</li> <li>Outlot 5 and Outlot 7 are proposed to be conveyed to City by fee title and not by easements for parks and trail. The City will acquire the ownership, liabilities, and maintenance responsibilities for these outlots.</li> <li></li> <li></li> <li>Show proposed sidewalk grading along Summit Avenue (STH18) for full length of development.</li> <li>Provide intersection detail at Skyline drive and Summit Avenue. Confirm with City Engineer if boulevard entrance to be included in design.</li> <li>Sidewalk ramps should align across Summit Avenue.</li> <li>Lot owners to maintain boulevard island.</li> <li>Extend White Oak Way street name to Summit. Remove Oakmont Drive street name.</li> <li></li> <li>Provide location for CBU mailbox structure on private outlot owned and maintained by the HOA. The west CBU structure should be moved out of the proposed City park. Obtain post office approval for design.</li> </ol>						

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12. Drainage and storm sewer easements outside the public right of way will be conveyed to the lot owners of the subdivision and the Home Owners Association.
13. Maintenance responsibility of all surface water swales, drainage ditches, ponds, and other such facilities, and all outlots and boulevard islands shall remain with the lot owners and homeowners association.
14. Add Seasonal High Ground Water Table Elevation Summary including Lot #, Proposed basement floor elevation, seasonal high water table elevation, source of water table information, soil pit/boring log reference #. Submit source information for filing. The street elevation and grade layout may need to change based on ground water report information and final design.
15. 23.06 (1)(a)4. 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, adverse earth or rock formation, topography, 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.
16. Reference City of Waukesha Developer Handbook for current subdivision design requirements.
17. Street grades and radii should follow Subdivision and Platting Ordinance Chapter 23.06 (5).
  - a. The maximum street slope is 8%. Confirm design grade meets the City Ordinance.
- 18.
19. 23.04(5) STREET PROFILES. The Commission may require that proposed street profiles for centerline and building line grades extending 300' beyond the boundaries of the subdivision be approved by the City Engineering Department prior to consideration of the preliminary plat.  
  
Provide street profiles extending past boundaries of past at street dead ends.
20. 23.07(3)(a)2. The cross-section of each proposed street, showing the width of pavement, curb, and gutter; the location and width of sidewalks and terraces; and the location and size of the utility mains; utility mains;
  - a. Label cross slopes of sidewalk, street crown, terrace
21. The subdivision should not be platted until the downstream and offsite sanitary sewer is installed to allow adequate capacity. This development submittal should include the utility drawings showing the proposed downstream and off-site sanitary sewer.
22. Provide proposed grading plan for lot and street areas at final design.
23. Why is Parks Dept. review voided out? Parks should be aware of proposed dedications. Who will build trail, etc. in park outlots?
- 24.
25. The drawings will need to be updated to show the connection to the end of Hawthorne Hill drive. An approximately additional 20 to 30 feet of street construction will be needed.
26. Extend storm sewer through out full limits of subdivision streets.
27. The 2020 City of Waukesha Construction specifications should be referenced instead of the 2018 specifications.
28. Confirm applicability of proposed wet pond design to FAA requirements for separation of wet ponds to airport. See FAA Advisory Circular 150 5200 33B. Dry ponds appear to be needed in lieu of wet ponds within 5 miles of airport. Coordinate with airport staff for written approval.
29. 32.10(e)(12.)H. A cover sheet stamped and signed by a professional engineer registered in the State of Wisconsin indicating that all plans and supporting documentation have been reviewed and approved by the engineer and certifying that they have read the requirements of this ordinance and that, to the best of their knowledge, the submitted comply with the requirements.
30. 32.10(d)(6.)E. Subsurface drainage. Basement floor surfaces shall be built one (1) foot above the seasonal high water table elevation, as documented in the submitted soil evaluations, and shall avoid hydric soils as much as possible. The Authority shall be notified of any drain tiles that are uncovered during construction, which the Authority may require to be restored or connected to other drainage systems. No discharge of groundwater from tile lines, sump pumps or other means shall be allowed onto another persons land or any public space without the written approval of the owner or unit of government.
- 23.06(7)(e): (e) Double- frontage lots shall not be permitted except where necessary to overcome topographical problems.
31. If multiple phases are proposed, prepare phasing plan. All storm water facilities to be platted and completed in phase one.

2/4/2020	3/18/2020	2/14/2020	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
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Notes:

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1. General – A full review will be completed when a complete set of plans showing all utilities and details is submitted.
2. General – Any sewers deeper than 15 require ASTM D-3034 SDR 26 and may want to considered going to C-900 for the deeper runs. Fittings shall match the material and class of pipe used. Pipe material/class cannot be mixed between structures.
3. General – All public sanitary and storm sewer manholes shall be supplied with the “City of Waukesha” lids.
4. General – Do not have a plan/profile sheet for EX MH 1 to MH 2 to MH 3 to MH 4 across/along Summit Ave to Oakmont Drive.
5. Sheet C3.04 – MH#1 and MH #2 could be confused as duplicate manhole numbers with the on-site manholes MH1 and MH2
6. Sheet C5.04 – MH41 to MH62 can an outside drop be installed in the downstream end to help reduce the slope of the pipe.
7. Sheet C5.05 – EX MH 35 is shown as an existing manhole and that the downstream sewer is in. This section of the sewer in White Oak Way does not exist at this time.
8. Sheet C5.07 – MH29 to MH30 does not meet minimum slope requirement for dead end reach (2019 Development Handbook 2.1.1.2.4.1)
9. Sheet C5.11– MH15 to MH16 does not meet minimum slope requirement for dead end reach (2019 Development Handbook 2.1.1.2.4.1)
10. Sheet C5.12– MH27 to MH28 does not meet minimum slope requirement for dead end reach (2019 Development Handbook 2.1.1.2.4.1)
11. Sheet C5.16 - MH 44 to MH 55 can an outside drop be installed in the downstream end to help reduce the slope of the pipe.
12. Sheet C5.17 - MH 53 to MH 54 does not meet minimum slope requirement for dead end reach (2019 Development Handbook 2.1.1.2.4.1)

2/4/2020		2/14/2020	Storm Sewer	THOMAS MILES		
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Notes:

2/4/2020		2/14/2020	Stormwater	THOMAS MILES		
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Notes:

2/4/2020	2/4/2020	2/14/2020	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
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Notes:  
No comments regarding City owned street lights or fiber.

2/4/2020	3/16/2020	2/14/2020	Traffic	Michael Grulke	REVIEW COMPLETE	See Comments
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Notes:  
Refer to comments made in SPAR19-00040 related to the site review.

3/11/2020	3/11/2020	3/11/2020	Stormwater	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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Notes:

1. Label overland flow routes through subdivision.
2. An HOA will be needed for maintenance of private common areas, some sidewalk areas, boulevard island, etc.
3. Confirm applicability of proposed wet pond design to FAA requirements for separation of wet ponds to airport. See FAA Advisory Circular 150 5200 33B. Dry ponds appear to be needed in lieu of wet ponds within 5 miles of airport. Coordinate with airport staff for written approval.

Review Group: AUTO

9/25/2019	10/23/2019	10/9/2019	CSM/PLAT CLOSURE	Bradley Blumer	APPROVED	
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Notes:

9/25/2019	4/3/2020	10/9/2019	Fire	Brian Charlesworth	REVIEW COMPLETE	See Notes
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Notes:  
A phasing is needed to determine how the future roads and utilities will be completed.

9/25/2019	11/27/2019	12/2/2019	General Engineering	DAVID BUECHL	DENIED	see notes
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### Notes:

0. Fees for Preliminary site plan review and traffic study review need to be collected by Community Development.
  1. Submit design checklists.
  2. City Development Handbook requires a traffic study be prepared for this development.
1. Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing.
  - a. Wisconsin DOT
  - b. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
  - c. Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre
  - d. Wetland delineation concurrence
  - e. DNR sanitary sewer extension
  - f. City of Waukesha – Engineering Division Construction Permit if working in right of way to connect into existing streets
2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
  - a. Easements, if applicable
  - b. A Developers Agreement will need to be prepared by the City, and approved prior to the start of construction.
  - c. Letter of credits
  - d. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
3. 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 the construction being started and building permit issued. If the location of any units need to be changed as a result of the approved construction drawings, the Plat should be updated to reflect the needed changes.
4. 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.

### General

1. This development is proposed to connect into White Oak Way and Shagbark Trail. White Oak Way and Shagbark Trail have not been installed to the east of this development. The timing for installation is unknown.
2. Confirm only Outlot 5 will be conveyed to City.
3. Provide copy of wetland delineation report.
4. Will Parks Dept. want to mow grass behind lots 71 to 76, including all of Outlot 5 and 7?
5. Install sidewalk along Summit Avenue (STH18) for full length of development.
6. Provide intersection detail at Skyline drive and Summit Avenue.
7. Sidewalk ramps should align across Summit Avenue.
8. Lot owners to maintain boulevard island in right of way.
9. Oakmont Drive and Skyline Drive/White Oak Way should have the same street name.
10. White Oak Way and Skyline Drive should have the same street name.
11. Provide location for CBU mailbox structure on private outlot owned and maintained by the HOA. Add outlot.
12. Drainage and storm sewer easements outside the public right of way will be conveyed to the lot owners of the subdivision and the Home Owners Association.
13. Maintenance responsibility of all surface water swales, drainage ditches, ponds, and other such facilities, and all outlots and boulevard islands shall remain with the lot owners and homeowners association.
14. Add Seasonal High Ground Water Table Elevation Summary including Lot #, Proposed basement floor elevation, seasonal high water table elevation, source of water table information, soil pit/boring log reference #. Submit source information for filing.
15. 23.06 (1)(a)4. 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, adverse earth or rock formation, topography, 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.
16. Reference City of Waukesha Developer Handbook for current subdivision design requirements.
17. Street grades and radii should follow Subdivision and Platting Ordinance Chapter 23.06 (5).
  - a. The maximum street slope is 8%. Confirm design grade meets the City Ordinance. Show intersection spots grades to check street vertical slope.
18. Submit geotechnical report to City for filing with submittal.
19. 23.04(5) STREET PROFILES. The Commission may require that proposed street profiles for centerline and building line grades extending 300' beyond the boundaries of the subdivision be approved by the City Engineering Department prior to consideration of the preliminary plat.
20. 23.07(3)(a)2. The cross-section of each proposed street, showing the width of pavement, curb, and gutter; the location and width of sidewalks and

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## City of Waukesha

terraces; and the location and size of the utility mains; utility mains;

a. Label cross slopes of sidewalk, street crown, terrace

21. The subdivision should not be platted until the downstream and offsite sanitary sewer is installed to allow adequate capacity.

22. Subdivision and Platting Chapter 23.04(5): Proposed street profiles for centerline and building line grades extending 300' beyond the boundaries of the subdivision shall be approved by the City Engineering Dept.

9/25/2019	3/18/2020	10/9/2019	Planning	Doug Koehler	REVIEW COMPLETE	
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Notes:

Mail box CBUs shall not be in the public right of way or on public land. CBUs should be placed on private lots or outlots, and a maintenance agreement should be provided.

9/25/2019	10/18/2019	10/9/2019	Water Utility	Chris Walters	REVIEW COMPLETE	No comments
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Notes: