

Project Reviews

City of Waukesha

Project Number: CSM17-00010

Description: **Clearpoint, NW Barstow & Main**

Applied: **4/5/2017**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **Pinnacle Engineering Group**

Parent Project:

Owner: **<NONE>**

Contractor: **<NONE>**

Details:

PC17-0033

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: AUTO

4/5/2017	4/12/2017	4/5/2017	CSM/PLAT CLOSURE	Greg Schauer	REVIEW COMPLETE	See Notes
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Notes:

1. Provide the City with a copy of the deed for this property.
2. Please provide documentation which supports the location of the northern property line. A discrepancy exists between this CSM and the City's GIS as to the location of the right-of-way of Riverfront Street. If the City's GIS is correct, this CSM appears to take City right-of-way. If the City's GIS is incorrect, provide documentation which supports that position.
3. Please provide some explanation or documentation as to why it is necessary to include a 1.09' jog in the westerly property line. No such bearing and distance exists on the Main Street Plaza Condominium plat (filed 12/22/99), suggesting that this CSM is creating a 53.71 long gap between this property and the property to the west.

4/5/2017		4/5/2017	Common Council	Maria Pandazi		
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Notes:

4/5/2017		4/5/2017	Fire	Brian Charlesworth		
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Notes:

Project Reviews

City of Waukesha

4/5/2017	4/7/2017	4/5/2017	General Engineering	DAVID BUECHL	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>Original Review by Dave Buechl (format edits by Maria Pandazi)</p> <ol style="list-style-type: none"> 1. Add note if gap in ownership of deeds that Surveyor included on ALTA Survey submitted for site development has been resolved. Clarify if continuous lands note on Sheet 3 is meant to address this issue. 2. Confirm if adjoining right of ways have been formally dedicated. If not, the right of ways should be formally dedicated. 3. The CSM must be approved, and recorded prior to the Building permit being issued. 4. A note on the CSM states that the existing easements will be released. Written documentation of the easements being released should be provided to the City prior to the City signing the CSM. 5. The storm water management plan, construction drawings, easements, Developer's Agreement, and Bonds should be reviewed, approved and received prior to approval of the CSM. If the location of any lot lines as a result of the approved construction drawings, the CSM should be updated to reflect the needed changes. 6. 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. 7. Provide grading declaration. 8. 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. 						
4/5/2017		4/5/2017	Planning	Maria Pandazi		
<p>Notes:</p>						
4/5/2017		4/5/2017	Planning Commission	Maria Pandazi		
<p>Notes:</p>						
4/5/2017	4/7/2017	4/5/2017	Water Utility	Chris Walters	REVIEW COMPLETE	See attached
<p>Notes:</p> <p>Aside from a water service to the existing building in the northeast corner of the lot, there are no other active laterals that serve this parcel. During the site plan review, a new water service application will need to be submitted to the Water Utility.</p>						