

Project Reviews City of Waukesha

Project Number: RZ19-00007

Description: **Skyline Subdivision**

Applied: **9/25/2019**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **Bielinski Homes, Inc.**

Parent Project:

Owner: **DOWNING FAMILY LLC**

Contractor: **<NONE>**

Details:

PC19-0103

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
9/27/2019	10/21/2019	10/9/2019	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	12/9/2019	12/2/2019	Storm Sewer	THOMAS MILES	UNDER REVIEW	No comments.
Notes:						
9/27/2019	12/9/2019	12/2/2019	Stormwater	THOMAS MILES	REVIEW COMPLETE	No comments.
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.						
9/27/2019	12/26/2019	12/2/2019	Traffic	Michael Grulke	REVIEW COMPLETE	No Additional Comments
Notes:						
10/10/2019	12/16/2019	12/2/2019	CSM/Plat Closure	Bradley Blumer	APPROVED	
Notes:						

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2/4/2020	2/24/2020	2/14/2020	General Engineering	DAVID BUECHL	REVIEW COMPLETE	see notes
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Notes:

1. Confirm City Traffic Engineer reviews the TIA prior to approval of the Rezoning.

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

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	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.

Review Group: AUTO

9/25/2019		10/9/2019	Fire	Brian Charlesworth		
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Notes:

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

- 1. Prior to putting on the agenda, provide metes and bounds boundary description of lands to be rezoned, and include an exhibit showing the corresponding metes and bounds boundary description.
- 2. The traffic study should be reviewed by City staff prior to approving the rezoning.

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.
3. 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.
4. Confirm that only Outlot 5 will be conveyed to City.
5. Provide copy of wetland delineation report.



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- 1.
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 - 2. City Development Handbook requires a traffic study be prepared for this development.
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9/25/2019	3/18/2020	10/9/2019	Planning	Doug Koehler	REVIEW COMPLETE	
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Notes:
Staff supports Rs-3 Single Family zoning for this land.

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

