

Project Reviews

City of Waukesha

Project Number: CSM22-00009

Description: **CSM - 1503 E Moreland Blvd**

Applied: **8/2/2022**

Approved:

Site Address: **1503 E MORELAND BL**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53186**

Status: **RECEIVED**

Applicant: **Professional Consultants, Inc., Chad Kemnitz**

Parent Project:

Owner: **BOUCHER HOLDINGS LLC**

Contractor: **<NONE>**

Details:

PC22-0284

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
8/8/2022	8/23/2022	8/12/2022	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	No comments
Notes:						
8/8/2022	8/10/2022	8/12/2022	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes:						
No comments regarding city owned street lights and fiber.						
8/8/2022	8/8/2022	8/12/2022	Traffic	DERRIN WOLFORD	REVIEW COMPLETE	No comments
Notes:						
Review Group: AUTO						
8/2/2022	8/9/2022	8/12/2022	CSM OR PLAT REVIEW AND CLOSURE	Megan Roessler		see notes
Notes:						
- Correct spelling of Manhattan Drive on drawing and in legal description before recording. Currently the last "A" is an "E".						
- Meets all other requirements of review checklist and survey closure guidelines.						
8/2/2022		8/12/2022	Common Council	Unassigned		
Notes:						

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8/2/2022	8/11/2022	8/12/2022	Fire	Brian Charlesworth	REVIEW COMPLETE	
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Notes:

8/2/2022	8/18/2022	8/12/2022	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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Notes:

For complete application prior to approval, please submit:

1. Submit project submittal checklists from Developers Handbook and Application
2. Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing prior to starting construction.
 - a. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
 - b. Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre
2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
 - a. Site Plan per 32.10, if over 3,000 sf of disturbance
 - b. Erosion Control Plan per 32.09 if over 3,000 sf of disturbance
 - c. Easements, if applicable
 - d. Utility Plan
 - e. Impact fees
 - f. Letter of credits
 - g. 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, and financial guaranties 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.
- 5.32.10(d)(6.)A. Drainage easement. Perpetual drainage easements or other deed restrictions shall be recorded on the property to preserve major storm water flow paths and permanent storm water BMP locations. Covenants in these areas shall not allow buildings or other structures and shall prevent any grading, filling or other activities that interrupt or obstruct flows in any way. Covenants shall also specify maintenance responsibilities and authorities in accordance with section 32.12.

Show storm water drainage facility easements.
- 6.A temporary 10 foot wide sidewalk slope easement along the street frontages of all lots shall be in effect until concrete sidewalks are installed. Said easement area shall not be permanently improved.
- 7.23.06(3)(g) Easements. Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least 10' wide. These easements permit the utilities to extend their services within this area, but do not prohibit the individual owner from landscaping, building or developing this area, unless specifically mentioned on the final plat or in the individual easement agreements.
- 8.Per Wisconsin State Statute 236.20(2)(f) as referenced by 236.34(1m)(c): Show existing and proposed easements.

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8/2/2022	8/23/2022	8/12/2022	Planning	CHARLIE GRIFFITH	REVIEW COMPLETE	
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Notes:

Show a parking lot plan for both properties altered by the CSM. For Plan Commission review this should be on one sheet, updated to show the parking plan and the new lot lines, not separate sheet.

Doug Koehler is current Secretary to the Plan Commission.

8/2/2022		8/12/2022	Water Utility	Chris Walters		
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Notes: