

Project Reviews

City of Waukesha

Project Number: PLAT22-00003

Description: Near NE Corner of Meadowbrook Rd & Summit Ave

Applied: **7/19/2022**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **RECEIVED**

Applicant: **Continental 665 Fund, LLC**

Parent Project: **SPAR22-00027**

Owner: **HARRY J & WINNIFRED S WILKINS FAMILY TRUST**

Contractor: **<NONE>**

Details:

Other documents for Springs at Meadowbrook Project found at SPAR22-00027

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
8/5/2022	8/23/2022	8/8/2022	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
Notes:						
<p>1. Per the email dated January 19, 2022, the sanitary sewers for the entire development shall connect to the 15" sewer at the entrance to the park (MH 4459) and be installed deep enough to eliminate the existing sanitary pump station at the southern end of Winterberry Dr. The proposed sanitary sewer shall be connected to the existing sewer in Winterberry Dr and the pump station eliminated at the time the single family phase is constructed.</p> <p>2. The sanitary sewers shall be designed, constructed, and accepted per the City's Development handbook including the required record drawings and televising.</p>						
8/5/2022	8/10/2022	8/8/2022	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes:						
A We Energies street light will need to be added at the intersection of the proposed single family road and Summit Ave. The light can be installed on the existing wood pole near the proposed road. Developer to pay for installation and city to pay the monthly fee. Any questions, please email me, jhernke@waukesha-wi.gov.						
8/5/2022	8/8/2022	8/8/2022	Traffic	DERRIN WOLFORD	REVIEW COMPLETE	See notes
Notes:						
No comments regarding the traffic with the plat submittal.						
8/5/2022		8/8/2022	Wastewater Quality	TIM YOUNG		
Notes:						

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Review Group: AUTO						
7/19/2022	7/28/2022	7/29/2022	CSM OR PLAT REVIEW AND CLOSURE	Megan Roessler	APPROVED	see notes
Notes: Meets all requirements of review checklist and survey closure guidelines.						
7/19/2022	8/9/2022	7/29/2022	ADDRESSING	Megan Roessler	ADDITIONAL INFO REQUIRED	see notes
Notes: - Continuations of Winterberry Drive and Windsor Place should use those names for consistency. - City recommendation on which street segments are to have unique names pending final site plan. - If there is to be a looped street through the single family area as is on current plan, the street should use a street suffix that connotes this shape Eg., Circle, Loop, Terrace, Row - Multi-family area should use private street names to facilitate wayfinding for first responders. - Preliminary address plan not created at this time.						
7/19/2022	8/4/2022	8/8/2022	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
7/19/2022		7/29/2022	Common Council	Unassigned		
Notes:						
7/19/2022	8/11/2022	7/29/2022	Fire	Brian Charlesworth	REVIEW COMPLETE	
Notes:						
7/19/2022	8/9/2022	7/29/2022	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes: General 1a. This submittal should be for a "Preliminary Plat." The submittal is labeled as a "site plan". The submittal should follow requirements for a Preliminary Plat. 1b. Submit project checklists. 1c. A separate Trakit project set up is needed for CSM. 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 c. Wetland delineation concurrence d. DNR sanitary sewer extension e. State of Wisconsin Private sanitary sewer approval-Private streets f. City of Waukesha – Engineering Division Construction Permit if working in right of way 3. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include: a. A Developers Agreement will need to be prepared by the City, and approved prior to the start of construction. i. Impact fees will be due ii. Letter of credits will be needed iii. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. iv. Sewer assessments, if applicable. i. Deferred pump station assessment						

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ii. Deferred sanitary sewer interceptor assessment

4. 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.

5. In subdivision, provide location for CBU mailbox structure on private outlot owned and maintained by the HOA.

6. The City will approve the Final Plat and accept the improvements until all improvements have been formally accepted and approved by Engineering.

7. 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.

8. 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.

9. 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.

10. The following notes should be added to the Plat:

a. Each owner shall adhere to the grading plan or any amendment thereto by the City Engineering Department and on file with the City ("Master Grading Plan"), and grade such owner's lot in accordance with the master grading plan.

b. All lot owners and Home Owners Association and/or their agents, employees or independent contractors shall have the right to enter upon any lot, at any time, for the purpose of inspection, maintenance and correction of any drainage condition, whether or not the owner complied with the master grading plan, and the owner is responsible for the cost of the same.

c. Each owner, at the time of construction of the building, shall also be responsible for grading the lot so as to direct drainage toward the street or other established drainageway and to prevent an increase in drainage onto neighboring property. This shall be accomplished by creating swales along common lot lines wherever practical. Drainage ways shall be kept free of obstructions. No planting other than grass shall be permitted within 3 feet of side or rear lot lines without approval of Developer.

d. Each owner must consult with the adjacent lot owner to agree upon compatible grading for their common lot lines. Due to the varying terrain and drainage conditions on each lot following construction, neither developer nor the City shall be responsible for establishing lot line grades. The services of a Professional Engineer or Professional Land Surveyor may be required to design a proper grading plan for any lot, the cost of which shall be paid by the lot owners.

11. A 15 foot radius easement permanent sidewalk/grading easement is hereby established upon each corner lot where street right of way lines intersect, except at those street intersections with County highways, where sidewalk radius shall be 30 feet.

12.22.53 Traffic, Loading, Parking and Access

(1) TRAFFIC VISIBILITY. (Am. #38-02) In all districts no structures, fences, or vegetation shall be permitted on a corner lot within twenty (20) feet of the point of intersection of the right-of-way lines (the "corner") which obstructs or interferes with traffic visibility.

Add note to CSM: Vision corner easements: No structure, driveway or improvement of any kind is permitted within the vision triangle. No vegetation, bushes, trees, or other visual obstructions may exceed 24 inches in height within vision corner easements platted hereon. Said vision corner easement is granted to the City of Waukesha. No direct vehicular access is allowed over any vision corner easements.

13. Add note: Each individual lot owner in this subdivision and any future additions to the Subdivision shall each have an equal undividable fractional ownership and maintenance interest of all outlots platted herein, and neither the City of wAukeshA or Waukesha County shall be liable for any fees or special charges in the event that they become the owner of any lot or outlot by reason of tax delinquency.

14. 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.

15. (6) INTERSECTIONS.

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(a) At street intersections, property line corners shall be rounded by an arc with a minimum radius of 10', said arc to be tangent to both intersecting streets. At intersections of a street with an alley, or an alley with an alley property line corners shall be rounded by an arc with a minimum radius of 10', said arc to be tangent to both intersecting property lines. In business districts a chord may be substituted for the arcs mentioned above. Either an easement or dedication can satisfy these requirements.

15. (h) Slope easements of not less than 10' adjacent to the right-of-way line shall be indicated on the plats. No permanent improvements shall be permitted thereon until such time as the concrete sidewalk is installed, and the plat shall so indicate.

CSM -see next set of comments.

CSM

1. A note states, "100 YEAR FLOOD PLAIN PER PLAT OF ROLLING RIDGE SOUTH ADDITION NO. 8 AND THE DEPARTMENT OF NATURAL RESOURCES." Add date of Plat to note.

2. A note on the Plat states, "WETLAND PER PLAT OF ROLLING RIDGE SOUTH ADDITION NO. 8." It is likely that the date of this wetland delineation is over 5 years old. A current wetland delineation should be completed.

3. A note on the Plat states, "PRIMARY ENVIRONMENTAL CORRIDOR PER WAUKESHA COUNTY MAPPING." Please confirm if City Planning will mark location in field. If yes, update the note and location.

4. Lot 1 should be labeled Outlot 1.

5. Stormwater facilities on the Apartment property should be located within drainage easements. Storm water facilities within area of Preliminary Plat would be located on Outlots and drainage easements.

6. Per Wisconsin State Statute 236.20(2)(f) as referenced by 236.34(1m)(c): Show existing and proposed easements.

6a. Show proposed Non-Disturbance Isolated Natural Resource Area Easement in Outlot 1.

6b. Add City Isolated Natural Resource Area Preservation Easement conditions.

7. 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 FAA staff for written approval to utilize wet ponds or dry ponds.

8.32.10(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.

9.

7/19/2022		7/29/2022	Parks	Melissa Lipska		
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Notes:

7/19/2022	8/11/2022	7/29/2022	Planning	CHARLIE GRIFFITH	REVIEW COMPLETE	
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Add separate note of Plan Commission approval and signature lines for Plan Commission Chair (Shawn Reilly) and Secretary to the Plan Commission (Doug Koehler).

Windsor Place should not be extended beyond Winterberry Drive to the west. The emergency fire lane for the Springs at Meadowbrook should be on private property, or the area designated for ROW west of Winterberry should be incorporated into Lot 1 of the proposed CSM.

7/19/2022		7/29/2022	Planning Commission	Unassigned		
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Notes:

7/19/2022		7/29/2022	Water Utility	Chris Walters		
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