

Paul Farrow
County Executive

Dale R. Shaver
Director



Waukesha County

Department of Parks and Land Use

TO: State of Wisconsin-Department of Administration (Plat Review)

NOTICE OF: Conditional Certification of No Objection to Preliminary Plat

DATE OF REVIEW: July 22, 2016

RE: Subdivision Plat known as: **Standing Stone at Big Bend**
File No. 1888

LOCATION: SW ¼ of NW ¼ Section 14, T6N, R19E, City of Waukesha

SUBMITTED BY: State of Wisconsin-Department of Administration (Plat Review)

SURVEYOR: Grady L. Gosser, Trio Engineering
12660 W. North Ave. Bldg. "D"
Brookfield, WI 53005

DATE RECEIVED: July 7, 2016

DATE OF PLAT: June 10, 2016

SUBDIVIDER: Robert F. Smart and Carol O. Smart Revocable Trust of 2010
137 Wisconsin Ave
Waukesha, WI 53186

APPLICABILITY: The above subject plat has been reviewed by the staff of the Waukesha County Department of Parks and Land Use pursuant to the provisions of Section 236 Wisconsin State Statutes and applicable County Ordinances. Any person aggrieved by an objection to a plat or a failure to approve a plat may appear therefrom as provided in Section 62.33 of the Wisconsin State Statutes within thirty (30) days of notification of the rejection of the plat.

Planning and Zoning

515 W. Moreland Blvd., Room AC 230 Waukesha, Wisconsin 53188-3878

Phone: (262) 548-7790 Fax: (262) 896-8071 www.waukeshacounty.gov/planningandzoning

REMARKS:

Conditional Certification of No Objection to this Preliminary Plat is based on the following conditions being met, prior to future submittals of a revised Preliminary Plat or Final Plat:

1. Documentation must be presented to the Waukesha County Planning and Zoning Division confirming that, as required by Section NR 110.08(4) of the Wisconsin Administrative Code, the Southeastern Wisconsin Regional Planning Commission has reviewed and commented on the proposed sanitary sewer extension which will be needed to serve this development. A letter shall also be submitted from the City of Waukesha indicating that they are willing to extend sewer to the subdivision.
2. If drain tile exists, its location and function shall be disclosed on future submittals.
3. The NRCS Draft Wetland Maps indicate that this site may contains areas of prior converted wetlands. The status of the prior converted wetlands must be investigated. Prior to certification of no objection to the Final Plat, a letter of concurrence from the DNR confirming the absence of wetlands shall be submitted to the Waukesha County Planning and Zoning Division. In addition, documentation from the Southeastern Wisconsin Regional Planning Commission must be presented as to whether converted wetlands impact the sewer extension to the property.

In addition, we recommend the following:

4. We recommend that the City verify that the standards of their stormwater management ordinance is being complied with and that any necessary notes, restrictions and easements be added to the face of the Final Plat. The identified stormwater drainage easement currently does not address who is responsible for maintenance or state any restrictions such as prohibiting certain plantings.
5. Soils mapping shows hydric soil conditions and the estimated seasonal high groundwater to be at or near (less than 4 ft.) the surface. We recommend that soil borings to a minimum of 1' below proposed basement floor depth be required by the City to help prevent basement flooding and that minimum basement floor elevations be referenced on the final plat.

6. We recommend that structures located within 50 ft. of the plat boundaries be shown on the face of the plat. It appears there is an outbuilding structure directly north of the plat boundary.

SIGNED: Jason Fruth
Jason Fruth
Planning and Zoning Manager

For information regarding this review, please contact Rebekah Baum at
(262) 548-7790.

cc: Grady Gosser, Trio Engineering
Robert and Carol Smart, owners
City of Waukesha Clerk
WE Energies
AT&T, Plat Review
Waukesha County Register of Deeds office
File

