

Project Reviews

City of Waukesha

Project Number: CSM17-00003

Description: 1116-1126 White Rock Redevelopment

Applied: **2/9/2017**

Approved:

Site Address: **1116 WHITE ROCK AV**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **Habitat for Humanity**

Parent Project:

Owner: **MANUEL & MARCO A MARQUEZ**

Contractor: **<NONE>**

Details:

PC17-0015 & PC17-0016

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
2/9/2017	2/27/2017	2/24/2017	CSM/PLAT CLOSURE	Greg Schauer	REVIEW COMPLETE	See Notes
Notes: The legal description of the lands surveyed as provided does not close. The bearing N 29-49-39 W (165 feet) should be N 29-49-39 E. Please correct before recording the CSM.						
2/9/2017	3/7/2017	3/10/2017	Common Council	Maria Pandazi	UNDER REVIEW	
Notes: If recommended for approval by Plan Commission, this item will be place on the April 21 Council agenda.						
2/9/2017	3/7/2017	2/24/2017	Fire	Brian Charlesworth	REVIEW COMPLETE	None
Notes:						
2/9/2017	3/7/2017	2/24/2017	General Engineering	DAVID BUECHL	REVIEW COMPLETE	see notes
Notes: 1. The existing driveway approaches do not align with the proposed driveway locations. The existing approaches will need to be removed and relocated. Permits will be needed.2. A shared driveway is proposed between two lots. Due to past issues encountered with shared driveways, Engineering recommends avoiding the incorporation of shared driveways into redevelopments and new developments. 3. A Master Grading plan, utility plan, and Developers Agreement should be submitted for review and approval.4. Provide documentation that alley was vacated.5. Provide copy of shared driveway easement for City filing.						

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1. The storm water management plan, construction drawings, storm water facility maintenance agreement, 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.
3. 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.
5. Chapter 23.05(11): Provide deed restrictions that will be required as part of approval of the Plat.
 - a) Provide grading declaration.
7. 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.
8. Chapter 32.12(b): For subdivisions, all storm water BMPs shall be located on outlots. For all privately owned outlots, ownership shall be by proportional undividable interest for all properties that are within the control of the applicant and drain to the BMP. However, the applicant may combine ownership of more than one BMP within the site. Ownership of storm water facilities shall be the same as those assigned maintenance responsibilities.
 - a) Preparation of the storm water maintenance agreement will include describing the ownership boundaries of the storm water easement facilities.
9. The highest seasonal groundwater table listing the lot number, proposed basement floor elevation, and existing highest seasonal high ground water elevation should also be shown on this CSM.
10. 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. The drawings should be stamped by a Professional Land Surveyor licensed in the State of Wisconsin.
11. Show private drainage easements.
12. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable.
13. The CSM should follow City Ordinances.
15. -Add notes:
 - a) Basement Restriction-Groundwater. Basement floor surface elevations shall be no lower than the proposed basement floor elevations shown in the table due to potential for seasonal high water table. Minimum basement floor elevation changes may only be authorized upon further analysis compliant with the City of Waukesha Storm Water Ordinance and such analysis must be approved by the City of Waukesha Engineering Department.
 - b) Basement floors shall be built at least 1 foot above the seasonal high water table.
16. List outlot ownership for storm water management.
17. A note should be added after the Outlot note stating: "Each individual lot owner shall also be fractionally responsible for the maintenance costs associated with outlots.
18. Outlot ownership should be labeled.
19. A City storm water permit is needed for disturbance over 3,000 sf and DNR NOI are needed for disturbance over 1 acre.
20. The proposed lot width of 42 feet is below the City minimum requirement of 65 feet.

2/9/2017		2/24/2017	Planning	Jeff Fortin		
Notes:						
2/9/2017		3/10/2017	Planning Commission	Jeff Fortin		
Notes:						
2/9/2017	3/7/2017	2/24/2017	Water Utility	Chris Walters	REVIEW COMPLETE	No comments.
Notes:						
No Comments						