

July 29, 2019

Mr. Jeff Fortin
City of Waukesha Community Development Department
201 Delafield Street, Suite 200
Waukesha, WI 53188

RE: The Reserve at Waukesha
Project No.: CSM19-00004
PC19-0044
R.A. Smith, Inc. Project No.: 3170302

Dear Mr. Fortin:

Below are the responses of R.A. Smith, Inc. to your Project Review regarding the above-reference matter:

Review Group: ALL						
5/28/2019	5/29/2019	5/28/2019	Sanitary Sewer	Chris Langemak	Review Complete	See SPAR Comments

raSmith RESPONSE:

No response

5/28/2019	5/29/2019	5/28/2019	Storm Sewer	Chris Langemak	Review Complete	See SPAR Comments
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raSmith RESPONSE:

No response

5/28/2019		5/28/2019	Stormwater	Thomas Miles		
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raSmith RESPONSE:

No response

5/28/2019	6/3/2019	5/28/2019	Street Lighting	Jeff Hernke	Review Complete	See notes
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Notes:

Informational note:

The City does own and maintain both above and underground street light facilities in the terrace along St Paul of the properties pertaining to this project. Additional review will be conducted once additional plans are submitted.

raSmith RESPONSE:

No response



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5/28/2019	6/12/2019	5/28/2019	Traffic	Michael Grulke	Review Complete	No Comments
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raSmith RESPONSE:

No response

Review Group: AUTO						
5/14/2019	5/28/2019	5/24/2019	CSM/Plat Closure	Emily Berth	Approved	

raSmith RESPONSE:

No response

5/14/2019		5/24/2019	Common Council	Unassigned		
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raSmith RESPONSE:

No response

5/14/2019		5/24/2019	Fire	Brian Charlesworth		
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raSmith RESPONSE:

No response

5/14/2019	5/28/2019	5/24/2019	General Engineering	David Buechl	Additional Info Required	See Notes
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Notes:

1. Add 10 foot sidewalk easement along south side of Bank St.
2. Add cross access easement to Waukesha State Bank.
3. What is separate box at southwest corner?

raSmith RESPONSE:

The Certified Survey Map is revised to include sidewalk easements along St. Paul, Brehm, and the private portion of Bank Street extended to the East line of the Waukesha State Bank lands.



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2. We understand that the developer is intending to convey some lots to the City. A formal letter should be prepared by the developer outlining this intention for consideration by the Plan Commission. A full Phase 1 environmental impact study of the lots intended to be conveyed to the City should be provided for City review prior to acceptance of the lands.

raSmith RESPONSE:

[reports in project folder]

3. Confirm if right of ways have been formally dedicated. If not, the CSM should formally dedicate the right of way areas.

raSmith RESPONSE:

The right of way lines are shown as described by property deeds of the owner.

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 approval of the CSM. If the location of any lot lines need to change as a result of the approved construction drawings, the CSM should be updated to reflect the needed changes.

raSmith RESPONSE:

5. Add note: A separately recorded storm water maintenance agreement describing the rights, conditions, and restrictions of the storm water facilities is recorded at the Waukesha County Register of Deeds.

raSmith RESPONSE:

The Certified Survey Map is revised to include the above note.

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.

raSmith RESPONSE:

10' easement will not be acceptable. Construction of building will be in progress prior to construction of walk. If 10' easement is provided, portions of the building would fall into said easement.

7. 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.

raSmith RESPONSE:

Per Jeff Fortin the corner is actable at 15' and current site plan adheres this visibility requirement.

- 7a. Show vision corner easements.

raSmith RESPONSE:

The Certified Survey Map is revised to include three vision corner easements

- 7b. 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



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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.

raSmith RESPONSE:

The Certified Survey Map is revised to include the note above.

7c. If size of vision corner easement is proposed to be reduced, their engineer shall verify that the reduction being requested is still adequate to provide the proper site distance.

raSmith RESPONSE:

Vision corner easements are shown at 20'x20'.

8. 23.06 (1)(a)4. No land shall be subdivided for residential use which is determined by the Plan Commission to be unsuitable for such use by reason of flooding or bad drainage, adverse earth or rock formation, topography, or any other feature likely to be harmful to the health, safety or welfare of the future residents in the proposed subdivision of the City.

raSmith RESPONSE:

Provide written confirmation that contaminated soils will not affect safety of residents, and floodplain has been removed from property.

raSmith RESPONSE:

9. (6) INTERSECTIONS.

(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.

raSmith RESPONSE:

The Certified Survey Map is NOT revised to address this configuration.

(b) Street curb intersections shall be rounded by radii of at least 20'.

raSmith RESPONSE:

Ok

10. 23.06(7)(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.

raSmith RESPONSE:

10' easement will not be acceptable. Building will end up being within this easement.

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

raSmith RESPONSE:

The Certified Survey Map is revised to include existing and proposed easements.

12. Is Parks ok with accepting park lands with contaminated waste?

raSmith RESPONSE:

No response

13. Is Parks ok with clearing snow in parking spaces in park? Consider adjusting lot line to keep parking spaces out of park so Parks doesn't have to maintain them.

raSmith RESPONSE:

TBD

14. Add cross-access easement so public can access park and private parking spaces.

raSmith RESPONSE:

The Certified Survey Map is revised to modify the lot lines and added cross access easement to better use the park spaces.

15. Add sidewalk easement along Brehm St.

raSmith RESPONSE:

The Certified Survey Map is revised to include sidewalk easement.

16. Add sidewalk easement along E. St. Paul Ave.

raSmith RESPONSE:

The Certified Survey Map is revised to include sidewalk easement.

17. All sidewalk easements will need to be approved by the Board of Public Works. The surveyor should prepare a metes and bounds boundary description and exhibit for each easement to be submitted to the City. The City Attorney will draft the easement and attach the exhibit to the easement document. The easement must be recorded at the Waukesha county Register of Deeds prior to issuance of the building permit.

raSmith RESPONSE:

The Certified Survey Map is revised to include sidewalk easement, and will be described and recorded by separate document.

18. A 2nd CSM could be used to combine the several proposed parks parcels into one lot.

raSmith RESPONSE:

5/14/2019	5/14/2019	6/24/2019	Planning	Jeff Fortin	Review Complete	
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Notes:

City of Waukesha Ordinance 23.051(2)(a) permits CSMs in excess of four lots for commercial or mixed use zoning districts. Instead of the narrow strip connecting the east and west portions of Lot 2, staff recommends doing each one as an individual parcel and eliminating the connecting strip (make that part of lot 1).

raSmith RESPONSE:

5/14/2019	6/7/2019	5/24/2019	Water Utility	Chris Walters	Review Complete	No Comments
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raSmith RESPONSE:

No response

6/12/2019	6/24/2019	6/24/2019	Planning Commission	Jeff Fortin	Approved	
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Notes:

Approved subject to staff comments.

raSmith RESPONSE:

No response

If you should have any additional questions, please email me at eric.sturm@rasmith.com, or call me at 262-317-3237.

Sincerely,
R.A. Smith, Inc.

Eric R. Sturm, P.L.S.
Director of Survey Services