

Project Reviews

City of Waukesha

Project Number: SPAR19-00036

Description: **Prairie Song Courtyards**

Applied: **8/12/2019**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **Bielinski Homes, Inc.**

Parent Project:

Owner: **Scott Koenig**

Contractor: **<NONE>**

Details:

PC19-0084

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
8/14/2019	8/27/2019	8/26/2019	Erosion Control	THOMAS MILES	REVIEW COMPLETE	See comments.
Notes:						
1. Add permanent velocity control at 100-yr spillway. 2. Erosion mat all slopes 4:1 and greater.						
8/14/2019	8/28/2019	8/26/2019	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
Notes:						
1. The public sewer in Koenig Street will need to be designed and constructed to the City's standards. 2. The limits of the public sanitary sewer will need to be determined based on the current and future street layout. 3. A record drawing of the all sanitary/storm sewer facilities sealed by a professional engineer or registered land surveyor shall be submitted to the Engineering Division.						
8/14/2019	8/26/2019	8/26/2019	Storm Sewer	THOMAS MILES	REVIEW COMPLETE	
Notes:						
1. Define a low point with double inlets on both sides of the roadway at the intersection of the private and public roadway to ensure all private roadway water is captured and treated.						
8/14/2019	8/14/2019	8/26/2019	Stormwater	THOMAS MILES	REVIEW COMPLETE	See comments.
Notes:						
1. Provide confirmation from the FAA that the proposed wet basin is allowed to be utilized at this location. 2. Grade and label emergency spillway location per DNR technical standard and provide permanent erosion control at spillway location. 3. Grade and provide an 8' wide maintenance access path to the proposed wet basin from the proposed roadway.						

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The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developers Agreement, and Bonds should be reviewed and approved prior to the Condominium Plat being finalized. 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.

Submit maintenance plan for catch basins and environmental catch basins.

32.06(a) Construction Site Erosion Control. Unless otherwise exempted under sub. (c) below, a storm water permit under section 32.07 of this Code shall be required and all erosion control provisions of this ordinance shall apply to all proposed land disturbing activity that meets any of the following:

32.06(a)1. Disturbs a total land surface area of 3,000 square feet or more;

32.06(a)2. Involves excavation or filling, or a combination of excavation and filling, in excess of 400 cubic yards of material;

32.06(a)4. Land disturbing activity regardless of size that the City of Waukesha requires as a condition of approval, or that the City determines is likely to cause an adverse impact to an environmentally sensitive area or other property.

8/14/2019	8/15/2019	8/26/2019	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
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Notes:

No comments regarding City owned street lights or fiber.

8/14/2019	8/28/2019	8/26/2019	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
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Notes:

Review Group: AUTO

8/12/2019	8/26/2019	8/26/2019	Building Inspection	KRISTIN STONE		
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Notes:

8/12/2019		8/26/2019	Fire	Brian Charlesworth		
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Notes:

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8/12/2019	8/12/2019	8/26/2019	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
<p>Notes:</p> <p>General</p> <ol style="list-style-type: none"> Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing. <ol style="list-style-type: none"> Wisconsin DOT City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf Wisconsin DNR NOI, DNR sanitary sewer extension City of Waukesha – Engineering Division Construction Permit if working in right of way Additional required submittals, fees, financial guaranties include: <ol style="list-style-type: none"> A Developers Agreement will need to be prepared by the City, and approved prior to the start of construction. Impact fees Letter of credits Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. 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 drawings should be updated to reflect the needed changes. 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. Provide copy of recorded condominium plat to City for filing prior to issuance of building permits. A CSM is needed to combine the two lots. As of now, it is not known which direction Koenig St./Prairie Song Drive will be constructed either to the north or south side of Koenig lands. Based on past planning, it is more likely to be located to east. Move end of proposed City street back to where potential future road alignment angles to the east. The proposed driveway should be shown connecting to the revised street location. Show sidewalk along both sides of Koenig Street/Prairie Song Drive. City should rename street. 						
8/12/2019		8/26/2019	Parks	Unassigned		
Notes:						
8/12/2019		8/26/2019	Planning	Doug Koehler		
Notes:						
8/12/2019		8/26/2019	Planning Commission	Unassigned		
Notes:						
8/12/2019		8/26/2019	Water Utility	Chris Walters		
Notes:						