

December 23, 2019

City of Waukesha  
Engineering Department  
130 Delafield Street  
Waukesha, WI 53188



Attn: Mr. David Buechl

Re: Skyline Subdivision-Project Number: SPAR19-00040

Enclosed you will find our response to the Project Review for Skyline Subdivision:

1. Fees for Preliminary site plan review and traffic study review need to be collected by Community Development.

- **Applicable fees will be paid to Community Development.**

1. Submit design checklists.

- **A completed preliminary plat design checklist has been included with the submittal.**

2. City Development Handbook requires a traffic study be prepared for this development.

- **This is noted – a traffic study is being coordinated by the developer.**

1. Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing.

a. Wisconsin DOT

b. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf

c. Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre

d. Wetland delineation concurrence

e. DNR sanitary sewer extension

f. City of Waukesha – Engineering Division Construction Permit if working in right of way to connect into existing streets

- **This is noted – all applicable permits and approvals will be provided to the City as the project progresses.**

2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:

- **All required submittals, fees, and financial guaranties will be provided to the City.**
- a. Easements, if applicable
  - b. A Developers Agreement will need to be prepared by the City, and approved prior to the start of construction.
    - **A Developers Agreement will be finalized prior to construction.**
  - c. Letter of credits
  - d. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
    - **Applicable sewer connections will be paid by the developer.**
3. 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.
- **All of the above items will be provided to the City as the project progresses and approved prior to construction.**
4. 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.
- **Final approved plans will be signed, sealed and dated by the engineer/surveyor.**

#### General

1. This development is proposed to connect into White Oak Way and Shagbark Trail. White Oak Way and Shagbark Trail have not been installed to the east of this development. The timing for installation is unknown.
  - **This is noted.**
2. Confirm only Outlot 5 will be conveyed to City.
  - **Outlots 5 & 7 are planned for dedication to the City; refer to plat note 8.**
3. Provide copy of wetland delineation report.
  - **A copy of the wetland delineation report is provided in this submittal.**
4. Will Parks mow grass behind lots 71 to 76?
  - **Yes, or it will be a rustic trail per City Parks planning.**
5. Install sidewalk along Summit Avenue (STH18) for full length of development.

- **A sidewalk is provided along Summit Avenue – layout and design will be reviewed with the City for approval with the final engineering plans.**
6. Provide intersection detail at Skyline drive and Summit Avenue.
- **Additional detail of the intersection will be provided with final engineering.**
7. Sidewalk ramps should align across Summit Avenue.
- **Sidewalk ramps will be aligned across Summit Avenue – additional design detail will be provided with final engineering.**
8. Lot owners to maintain boulevard island.
- **A note has been added to the plat indicating that the lot owners are responsible for maintenance of the boulevard island.**
9. Oakmont Drive and Skyline Drive/White Oak Way should have the same street name.
- **This road has been renamed to Oakmont Drive.**
10. White Oak Way and Skyline Drive should have the same street name.
- **White Oak Way and Skyline Drive have been renamed to Oakmont Drive.**
11. Provide location for CBU mailbox structure on private outlot owned and maintained by the HOA.
- **Locations for CBU mailbox structures have been added to the site plan and located adjacent to private outlots.**
12. 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.
- **The storm sewer easements outside the right-of-way will be conveyed to the lot owners.**
13. Maintenance responsibility of all surface water swales, drainage ditches, ponds, and other such facilities, and all outlots and boulevard islands shall remain with the lot owners and homeowners association.
- **The stormwater management facilities note on the preliminary plat indicates that the lot owners are responsible for this maintenance.**
14. Add Seasonal High Ground Water Table Elevation Summary including Lot #, Proposed basement floor elevation, seasonal high water table elevation, source of water table information, soil pit/boring log reference #. Submit source information for filing.
- **A seasonal high ground water table summary will be provided with the final engineering plans and will include all items requested above.**

15. 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.

- **This is noted – the above features listed do not impact the lands proposed for this development.**

16. Reference City of Waukesha Developer Handbook for current subdivision design requirements.

- **The Developer Handbook will be referenced for current design requirements.**

17. Street grades and radii should follow Subdivision and Platting Ordinance Chapter 23.06 (5).

- **Street grades and radii will follow applicable City ordinances.**

a. The maximum street slope is 8%. Confirm design grade meets the City Ordinance.

- **All street slopes will be a maximum of 8%.**

18. Submit geotechnical report to City for filing with submittal.

- **The geotechnical report has been provided with the submittal.**

19. 23.04(5) STREET PROFILES. The Commission may require that proposed street profiles for centerline and building line grades extending 300' beyond the boundaries of the subdivision be approved by the City Engineering Department prior to consideration of the preliminary plat.

- **This is noted. Street profiles will be provided when requested and/or with the final engineering plans.**

20. 23.07(3)(a)2. The cross-section of each proposed street, showing the width of pavement, curb, and gutter; the location and width of sidewalks and terraces; and the location and size of the utility mains; utility mains;

- **A typical cross section is provided on the details sheet. Additional detail will be added with the final construction plans.**

a. Label cross slopes of sidewalk, street crown, terrace

- **The sidewalk slopes, street crown, and terrace will be per City standards as shown in the typical cross section. Cross sections and paving plans will be provided with final engineering.**

21. The subdivision should not be platted until the downstream and offsite sanitary sewer is installed to allow adequate capacity.

- **The utility system plan has been updated to show and note downstream sewer work required to occur before the sewer service connections for this development.**

Please feel free to contact me with any questions, comments or to further discuss the updated plans.

Sincerely,



Josh Pudelko, M.S., P.E.

President

Trio Engineering

**CONSULTING ENGINEERING**

**LAND SURVEYING**

**LAND PLANNING**

Trio Engineering, LLC • 4100 N. Calhoun Road Brookfield, WI 53005 • t: 262.790.1480 f: 262.790.1481 • [jpudelko@trioeng.com](mailto:jpudelko@trioeng.com)