

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: November 17, 2020

RE: Subdivision Plat known as: **Standing Stone**
File No. 2040

LOCATION: Being a redivision of Outlot 1 of Certified Survey Map No. 11932, being a part of the NW ¼, NE ¼ and the SW ¼ of Section 14, T6N, R19E, City of Waukesha

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

SURVEYOR: Grady Gosser, Trio Engineering
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005

DATE RECEIVED: October 28, 2020

DATE OF PLAT: October 15, 2020

SUBDIVIDER: Cornerstone Development of S.E. WI, LLC
N63 W23849 Main Street
Sussex, WI 53089

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. We recommend the surveyor add the written scale of 1'=100" near the scale bar.
2. The legend is missing the notation for found or placed rod or stakes. Please add if required by Chapter 236 of the Wisconsin State Statutes.
3. All easements, such as proposed or existing drainage ways, access, sanitary sewer and utilities shall be shown on the final plat.
4. The owners of the adjacent unplatted lands shall be identified on the final plat.
5. Any known drain tile shall be identified on the plat.
6. All future roads shall be named. In addition, the right-of-way dedication shall be reflected on the final plat as "Dedicated to the Public."
7. Identify the width of the road right of way of Tenny Avenue.
8. There appears to be some overlapping line work in relation to the floodplain, environmental corridor and wetland boundaries (approximate floodplain FIRM Map boundary/100 year floodplain; P.E.C. line not connecting, etc.). Please ensure each boundary is clearly being shown and labeled, with directional arrows added to the plat, if necessary.
9. If the floodplain boundary has not been field delineated, please modify the note under "Environmental Notes" to read "approximate floodplain."
10. A note shall be added that states a Floodplain Study (FEMA Conditional Letter of Map Revision Case No: 19-05-4510R) has been conducted for this development that impacts the existing 1% Floodplain as identified herein.
11. Outlot 2 does not appear to have been a part of the wetland delineation conducted by raSmith. The Waukesha County GIS and the WDNR Surface Water Data Viewer have a majority of Outlot 2 identified as mapped wetland. The final plat must clearly show which wetlands have been delineated and field identified and which wetlands are approximate based and the source information of that determination shall be noted on the plat.
12. The Primary Environmental Corridor boundary shall be clearly identified and labeled as Approximate Primary Environmental Corridor per the 2015 SEWRPC records. The line work for the PEC does not appear to be present within Outlot 2.
13. There appear to be two streams within Outlot 2 that stem from the northern wetland complex to Pebble Creek. At a minimum, the waterways shall be identified on the plat. However, we recommend the City require that the navigability of the streams be determined by the DNR, prior to final plat submittal. If the streams are determined to be navigable, per Chapter 236, a note shall be added that states "Any land below the ordinary high water mark of a lake or a

navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.”

14. A letter from the City Clerk or Sanitary Sewer District certifying that sewer service is available to the property must be submitted to the Planning and Zoning Division staff of the Waukesha County Department of Parks and Land Use.

In addition, we recommend the following:

15. We recommend that the City verify that the standards of their stormwater management ordinance are being complied with and that any necessary notes, restrictions and easements be added to the face of the Final Plat.
16. Soils mapping shows some lots within this subdivision may contain soils with hydric inclusions, which are indicative of high groundwater (within 3’ of the ground surface). We recommend the City require that soil borings be conducted to a depth of 1 ft. below the minimum basement floor elevations to help prevent basement flooding. The identified minimum basement floor elevations must be referenced on the final plat.

At a minimum, we recommend a note similar to the following be added to the plat:

“Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions which, due to the possible presence of high groundwater, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert be consulted regarding the construction of basements in these areas where groundwater may be present near the ground surface. Soil conditions should be subject to each owner’s special investigation prior to construction and no specific representation is made herein.”

SIGNED:

Jason Fruth

Jason Fruth
Planning and Zoning Manager

For information regarding this review, please contact Rebekah Leto at
(262) 548-7790 or rleto@waukesahcounty.gov

cc: Grady Gosser, PLS, Trio Engineering (via email)
Robert and Carol Smart, owners
Cornerstone Development of S.E. WI, LLC, developer
Dale Rezabek, WDNR (via email)
City of Waukesha Clerk (via email)
WE Energies, Plat Review (via email)
AT&T, Plat Review (via email)
File

