

Dale R. Shaver Director

# Waukesha County

#### Department of Parks and Land Use

то:	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
	The above subject plat has been reviewed by the staff of the Waukesha Control Department of Parks and Land Use pursuant to the provisions of Section

**PPLICABILITY:** 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.

- **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 Statues.
  - 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 singlefamily 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."

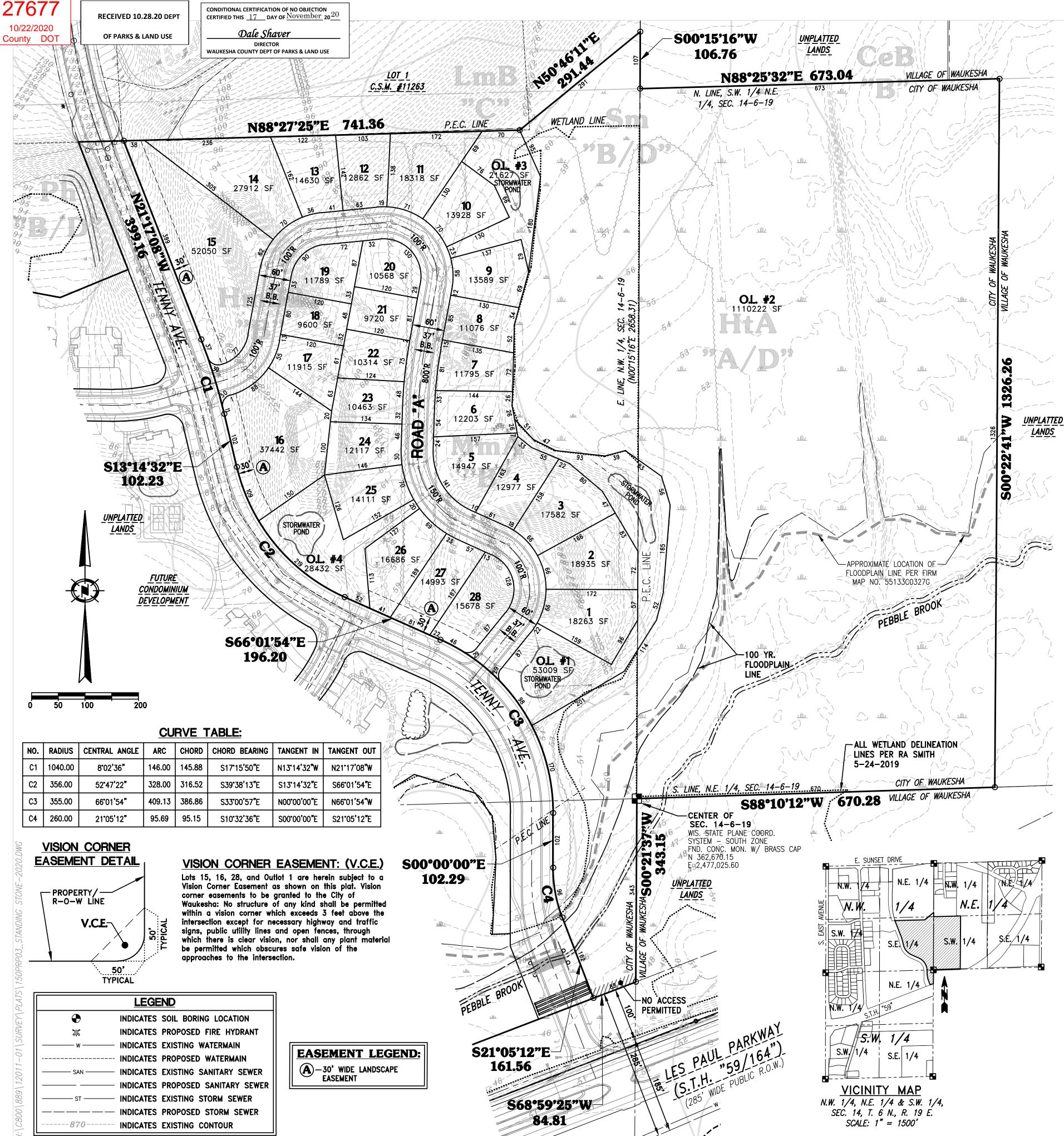
#### SIGNED:

Jason Fruth

Jason Fruth Planning and Zoning Manager

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

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
N:\PRKANDLU\Subdivision Files\Cities\Waukesha\2040 Standing Stone\Cert Of No Objection Prelim Plat 11 17 20.Docx



# PRELIMINARY PLAT **STANDING STONE**

BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 11932, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 19 EAST. IN THE CITY OF WAUKESHA. WAUKESHA COUNTY, WISCONSIN.

### **DEVELOPMENT SUMMARY:**

- 1. Subdivision contains approximately 40.427 Acres.
- 2. Subdivision contains 28 Lots and 4 Outlots
- 3. All lots to be served by Sanitary Sewer and Watermain. 4. Public Roads to have Sidewalks, Concrete Curb and Gutter & Asphalt Pavement with Storm Sewer.
- 5. All lots to have Underground Telephone, Electric, Cable and Gas Service.
- 6. Proposed Zoning: PUD RS-3 Single Family Residential District
- Outlot in the Subdivision by reason of tax delinguency.
- 8. Outlot 2 shall be dedicated to the City of Waukesha for parkland usage in lieu of parkland fees.

CONSERVANCY/WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS: Those areas identified as CONSERVANCY/WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR on this Plat shall be subject to the following restrictions:

- and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- the greatest extent possible within the Primary Environmental Corridor area.
- 4. The introduction of plant material not indigenous to the existing environment is prohibited.
- 6. The construction of buildings is prohibited.

# NOISE LEVEL RESTRICTION PER s. TRANS 233.105 (1):

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing State Trunk Highways or connecting Highways, in the absence of any increase by the Department to the Highway's through-lane capacity.

#### ACCESS RESTRICTION CLAUSE (S.T.H. "59/164") PER s. TRANS 233.05 (1): As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. "59/164" as shown on this Plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293, Stats., and shall be enforceable by the Department of Transportation.

HIGHWAY TRANS. 233.08 SETBACK RESTRICTIONS: There shall be no improvements (including trees and shrubs) or structures placed between the highway and the highway setback line.

#### HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the East line of the N.W. 1/4 of Section 14, Town 6 North, Range 19 East, bears South 00°15'16" West.

#### VERTICAL DATUM PLANE:

All elevations are referenced to the City of Waukesha Vertical Datum.

#### **ENVIRONMENTAL NOTES:**

- Wetland shown hereon was delineated by RA Smith on May 24th, 2019.
- Primary Environmental Corridor (P.E.C.) shown hereon is per SEWRPC records.
- County digital data.

## AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration - State of Wisconsin, Department of Transportation
- Waukesha County, Department of Parks and Land Use

#### **OWNER:**

**R F SMART DEVELOPMENT LLC** 144 W. BROADWAY AVENUE WAUKESHA, WI 53186 PHONE: (262) 547-7755

# TRIO ENGINEERING, LLC

4100 N. CALHOUN ROAD, SUITE 300 **BROOKFIELD, WISCONSIN 53005** PHONE: (262) 790-1480

#### SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the City of Waukesha.

Date: <u>09-01-20</u> Revised: <u>10-15-20</u>

Grady I. Dosser Grady L! Gosser, R.L.S. Professional Land Surveyor S-2972 TRIO ENGINEERING, LLC 4100 N. Calhoun Road, Suite 300 Brookfield, WI 53005 Phone: (262)790-1480 Fax: (262)790-1481

## **DEVELOPMENT STATISTICS:**

Front Side Corner=15'

Proposed Zoning: RS-3 w/ PUD Overlay Lot Area=9,000 sf; Lot Width=75', 85' Corner Setbacks: Front=25', Side=10', Rear=25'

28 Lots

7. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 3 and 4 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or

9. Stormwater Management Facilities are located on Outlots 1, 3, and 4 of this Subdivision. The Owners of all Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.

1. Grading, filling and removal of topsoil or other earthen materials are prohibited except in connection with the construction of a proposed trail system, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks

2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land county Department of Parks and Land Use-Planning and Is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Is located and, if applicable, the Waukesha County Department of Parks and land Use-Planning and Zoning Division shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service to an approved residence or accessory building, shall be permitted only when the access or service to an approved residence or accessory building. Conservancy/Wetland/Floodplain/Primary Environmental Corridor and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.

3. Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Conservancy/Wetland/Floodplain area and shall be discouraged to

5. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

- 100 year floodplain per Fema Firm Map No. 55133C0326G & 55133C0327G, revised November 5, 2014. - Some floodplain & Pebble Brook lying over portions of the Southwest 1/4 of the Northeast 1/4 are shown per Waukesha

## **APPROVING AUTHORITY:**

- City of Waukesha

#### ENGINEER / SURVEYOR:

**DEVELOPER:** 

CORNERSTONE DEVELOPMENT OF S.E. WI. LLC N63 W23849 MAIN STREET SUSSEX, WI 53089 PHONE: (262) 932-4188

