

Project Reviews

City of Waukesha

Project Number: PUD25-00001

Description: **PUD, 0 Summit Ave, WAKC0991003**

Applied: **1/28/2025**

Approved:

Site Address: **0 SUMMIT AVE**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53188**

Status: **RECEIVED**

Applicant: **Veridian Acquisition, LLC**

Parent Project:

Owner: **Continental 665 Fund, LLC**

Contractor: **<NONE>**

Details:

PC25-00012

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

1/29/2025	1/30/2025	2/11/2025	EROSION CONTROL	Robert Wheeler		See Notes
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Notes:

O:_PROJECTS DEVELOPER\0 Summit Ave - Tallgrass Addition No 1\Drawings\20250128 Set PUD25-00001

1. Show Erosion Control on EC plans
2. Waddles will not work with purposed grades; Silt fence will need to be used on site.
3. will existing BMPs be used as sediment traps? If so there will need to be EC notes about the seeding used for restoration and the removal of sediment.
4. Lot 43/44 will need to have ability to take storm water from Windsor Place south side drainage ditch on to the site to reduce flooding on 3001 Windsor Place which was shown in the spring of 2024.

1/29/2025	2/12/2025	2/11/2025	SANITARY SEWER	Chris Langemak	REVIEW COMPLETE	See comments
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Notes:

O:_PROJECTS DEVELOPER\0 Summit Ave - Tallgrass Addition No 1\Drawings\20250128 Set PUD25-00001

1. Public sanitary sewers shall be designed and installed per the City's requirements. Plans & profile sheets, Details, and Notes on the drawings shall meet the requirements in the Developer's Handbook.
2. The public sanitary sewer shall extend to the existing manhole on the southern end of Winterberry Dr to eliminate the existing pump station in conformance with the City's Sanitary Sewer Master Plan. The elimination of the pump station shall be included with the installation of the sanitary sewer. The City has right of first refusal on all pumps, controls, and appurtenances. The structures including the force main shall be abandoned and the area restored to match the surrounding surfaces.
3. The downstream end of the sanitary sewer shall match the elevations determined during the previous project. The sewers along the north/south roadway and Winterbury Dr were designed at 0.50% with 0.10' and 0.25' at the manholes. Any additional elevation "fluff" can be adjusted out in the last section in Winterbury Dr by adjusting the slope at the time of construction.
4. A more detailed review of the sanitary will be completed as the project moves forward.

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1/29/2025	2/4/2025	2/11/2025	STORM SEWER	Jonathan Schapekahm	REVIEW COMPLETE	See comments
Notes: O:_PROJECTS DEVELOPER\0 Summit Ave - Tallgrass Addition No 1\Drawings\20250128 Set PUD25-00001 1. Storm sewer submittal to include storm bypass infrastructure indicated by CPCI as this has not been submitted for approval.						
1/29/2025	2/18/2025	2/11/2025	STREET DESIGN	Craig Ausen	REVIEW COMPLETE	File location in notes
Notes: O:_PROJECTS DEVELOPER\0 Summit Ave - Tallgrass Addition No 1\Drawings\20250128 Set PUD25-00001						
1/29/2025	1/30/2025	2/11/2025	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	File location in notes
Notes: O:_PROJECTS DEVELOPER\0 Summit Ave - Tallgrass Addition No 1\Drawings\20250128 Set PUD25-00001 No comments regarding the PUD in regard to city owned streetlights or fiber.						
1/29/2025		2/11/2025	TRAFFIC	DERRIN WOLFORD		File location in notes
Notes: O:_PROJECTS DEVELOPER\0 Summit Ave - Tallgrass Addition No 1\Drawings\20250128 Set PUD25-00001						
1/29/2025		2/11/2025	WASTEWATER QUALITY	TIM YOUNG		File location in notes
Notes: O:_PROJECTS DEVELOPER\0 Summit Ave - Tallgrass Addition No 1\Drawings\20250128 Set PUD25-00001						
1/29/2025	1/30/2025	2/11/2025	ENGINEERING CONSTRUCTION	Mathew Vincent	REVIEW COMPLETE	See Notes
Notes: No comments at this time.						
Review Group: AUTO						
1/28/2025		2/11/2025	Common Council	Unassigned		
Notes:						
1/28/2025	1/28/2025	2/11/2025	Fire	Brian Charlesworth	REVIEW COMPLETE	
Notes:						
1/28/2025	2/6/2025	2/11/2025	General Engineering	Josh Meyerhofer		See notes
Notes: See PLAT25-00001 for engineering review comments. Provide engineering with Final PUD Agreement prior to approval.						
1/28/2025		2/11/2025	Parks	Melissa Lipska		
Notes:						

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1/28/2025	2/19/2025	2/11/2025	Planning	Doug Koehler	REVIEW COMPLETE	See notes
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Notes:

Draft PUD agreement will be completed before review at the March 18, 2025 Council Meeting following recommendations from the Plan Commission. PUD agreement to include items such as setback relief where appropriate, architectural requirements such as diversity, porches, etc., and other covenants and restrictions that will apply to the development.

The private alley behind lots 46 - 79 will require private maintenance and snow removal. Are there snow storage areas identified for the snow removal from the alley? Residents of Lots 46 - 79 will need private garbage and recycling pickup from the alley as well.

1/28/2025		2/11/2025	Planning Commission	Unassigned		
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Notes:

1/28/2025	1/30/2025	2/11/2025	Water Utility	Mat Kadrich	REVIEW COMPLETE	see notes
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Notes:

- 1) All aspects of the water main plans will need to follow the Utility's specifications as on file with the DNR which includes the plan and profile design of the water main being submitted on 22"x34" sheets.
- 2) Design and construction of the water main will need to be coordinated with and approved by the Waukesha Water Utility.
- 3) A Developers Agreement with the water utility will need to be prepared by the Utility, approved, signed and executed.
- 4) The water main construction must comply with the "Specifications for Water Main & Service Lateral Materials and The Installation of Water Main & Appurtenances for Waukesha Water Utility, City of Waukesha" dated _____.
- 5) Contact Waukesha Water Utility for Deposits, Fees and Letter of Credit requirements
- 6) All costs associated with the water main extension will be the responsibility of the Developer/Owner(s) and pertain to the current rules and regulations on file with the Public Service Commission for the State of Wisconsin.
- 7) The Developer/Owner is required to send a letter to the General Manager of the Waukesha Water Utility requesting the public water system extension and identifying the water main easement within the proposed private drive necessary for the installation of water infrastructure associated with this project.
- 8) The complete detailed design review will not be started until the letter to the GM at the WWU is received. Preliminary comments include: 1) The water main shall not be located under curbs or gutters. 2) The water main shall have at least 8 foot horizontal separation from sanitary sewers, storm sewers and manholes. 3) The water main and hydrant shall be contained within a 30 foot wide exclusive water main easement within the proposed private road/drive.