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tommycarwash.com
River Club Car Wash

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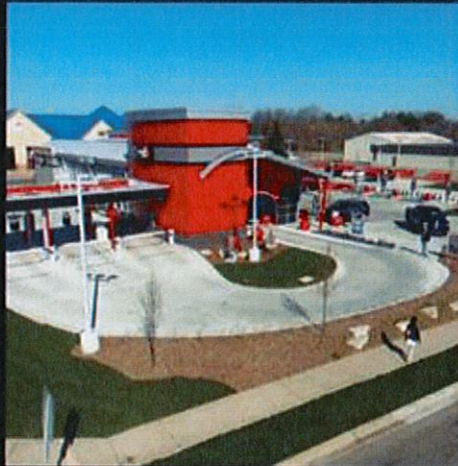


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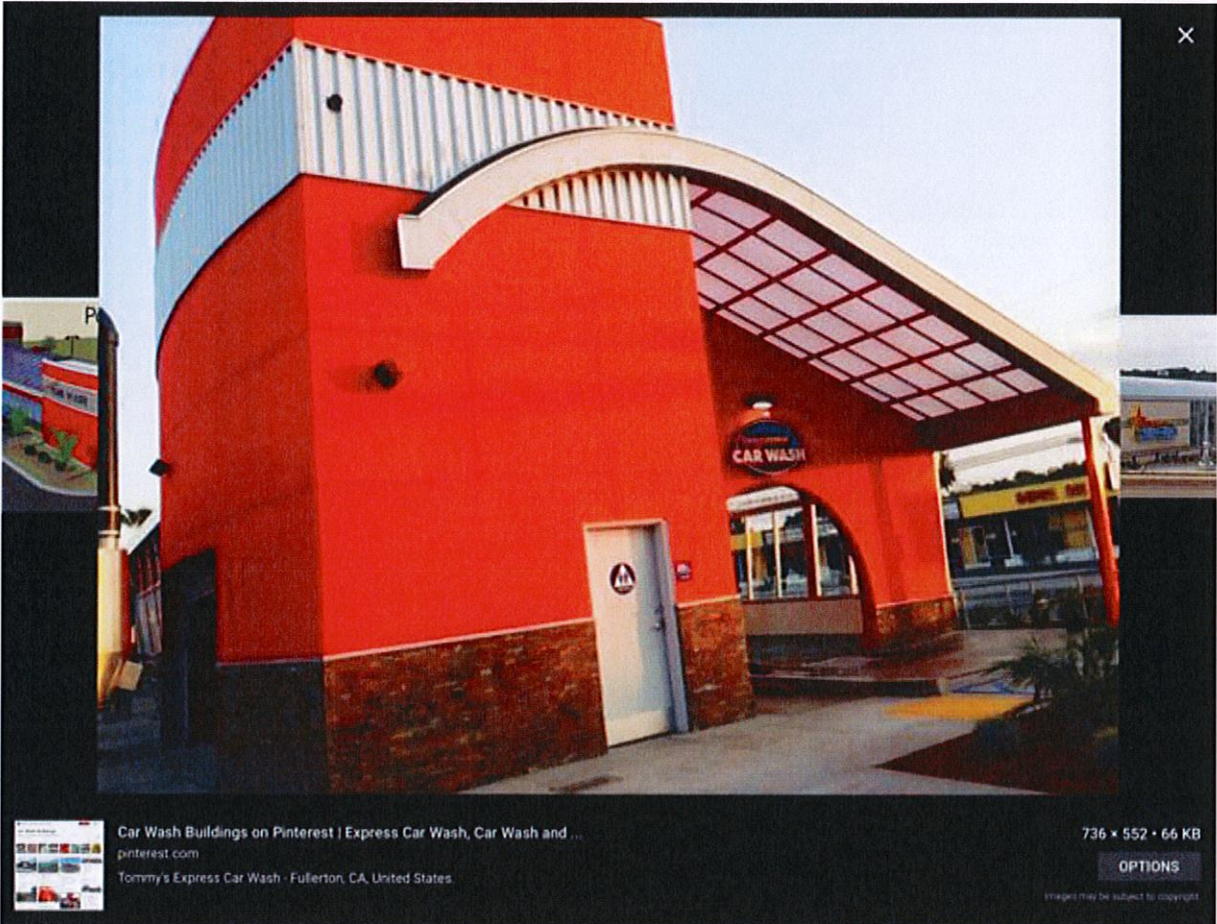


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Tommy's Express Car Wash

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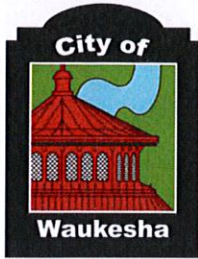
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COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 24

Engineering Department Comments (10/12/16)



DEPARTMENT OF PUBLIC WORKS

Fred Abadi, PhD, PE, Director
fabadi@ci.waukesha.wi.us



ENGINEERING COMMENTS FOR PLAN COMMISSION AGENDA Wednesday October 12, 2016

Time: 6:30 p.m.

Place: Waukesha City Hall, 201 Delafield Street, Council Chambers

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Minutes

ID#16-1491 Minutes for the Meeting of September 28, 2016.

- V. Consent Agenda
- VI. Business Items

ID#16-1363 US Cellular Tower, 915 Magnolia Drive – Conditional Use Permit

- 1. The following items should be submitted:
 - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council.
 - b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.
 - c. Permits to be submitted include:
 - i. Provide area of site disturbance. Wisconsin DNR NOI permit is needed if over 1 acre of disturbance is proposed.
 - ii. City storm water erosion control permit.
 - d. The building will have a sanitary sewer lateral connecting the City's sewer main. Please provide a sewer lateral video to City for review

ENGINEERING DIVISION
 Alex Damien, P.E.
 City Engineer
 130 Delafield St
 Waukesha, WI 53188
 262-524-3600
 Fax – 262-524-3898

MUNICIPAL PARKING SERVICES
 Patti Cruz
 Parking Supervisor
 241 South St
 Waukesha, WI 53188
 262-524-3622
 Fax – 262-650-2573

STREETS DIVISION
 300 Sentry Dr
 Waukesha, WI 53186
 262-524-3615
 Fax – 262-524-3612

WASTEWATER TREATMENT PLANT
 Jeff Harenda
 WWTP Manager
 600 Sentry Dr
 Waukesha, WI 53186
 262-524-3625
 Fax – 262-524-3632

WAUKESHA METRO TRANSIT
 Brian Engelking
 Transit Director
 2311 Badger Dr
 Waukesha, WI 53188
 262-524-3594
 Fax – 262-524-3646

and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.

Construction Drawings

1. Provide access easement to lease area for tower.
2. Provided boundary description for tower lease area.
3. Show drop zone limit for tower.

PC16 -0082

Cousins Subs, 2260 N. Grandview Blvd. (Phase II) – Final Site Plan & Architectural Review

1. The following items should be submitted:
 - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.
 - b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.
 - c. The existing buildings have a sanitary sewer lateral connecting the City's sewer main. Please provide a sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.
 - d. Erosion Control Plan per City Ordinance
2. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
 - a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit., if applicable.
 - b. City of Waukesha Storm Water Permit

Site Plan C-1.0

1. Confirm area of proposed disturbance.
2. 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.
3. Show handrails along steps and handrail detail.

4. Confirm if parking lot setbacks are met.
5. Chapter 6.13 Driveways (4): The driveway width should not be greater than 35' at the curb and 30' at the sidewalk, unless the property is in a district zoned for industrial use. In a district zoned for industrial use, the driveway width cannot be greater than 50' at the curb and 45' at the property line. The total frontage of all driveways servicing the premises in any district cannot exceed 90' without approval of the Council.
 - a. Label driveway widths.
6. Show location of existing building sanitary lateral locations from building to main.
7. Confirm amount of additional proposed impervious area for site. All site runoff is proposed to discharge across the parking lot to the lot to the north. Confirm if the downstream storm water measures are adequately sized to handle the storm water from this site. Provide drainage basin map.
8. Show ADA access path to Silvermail.
9. Show ADA parking spots.
10. Add note: Sanitary sewer lateral abandonment at main to be inspected by City staff. Add sewer abandonment specifications per City requirements.
11. Show location of existing sanitary sewer lateral for house to be demolished.
12. Show step spot grade plan for design to meet ADA requirements.

Erosion Control Plan

1. Erosion control plan design should comply with City Ordinance 32.09.
2. A construction sequence should be added.
3. Chapter 32.09(d)(2)(xiii): Final site stabilization instructions should be included in the plan set including seed rates, methodology, fertilizer and erosion matting locations and specifications, and maintenance requirements.
4. Chapter 32.09(d)(2)(iv): All woodland areas, those proposed to be lost or transplanted during construction and acres or numbers of each. For woodlands proposed to be lost, show individual trees larger than eight (8) inches in diameter that are located within twenty (20) feet of proposed grading boundaries.
5. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
6. Chapter 32.09(d)(2)(xiii): Final site stabilization instructions should be included in the plan set including seed rates, methodology, fertilizer and erosion matting locations and specifications, and maintenance requirements.
7. Show inlet protection, silt fence, etc.

PC16 -0086 Waukesha Cty. Communication Center, 1621 Woodburn Road – Final Site Plan & Architectural Review

1. The following items should be submitted:
 - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.
 - b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.
 - c. The existing building has a sanitary sewer lateral connecting the City's sewer main. Please provide a sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.
 - d. Erosion Control Plan per City Ordinance
2. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
 - a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit., if applicable. Provide area of site disturbance.
 - b. City of Waukesha Storm Water Permit

Site Plan Sheet C2

1. Show wetland marking date and delineator.
2. 32.09(c)3 Inlet Protection. Protect inlets to storm drains, culverts and other storm water conveyance systems from siltation until the site is stabilized.
3. 32.09(c)9 Site Dewatering. Treat pumped water to remove sediment prior to discharge from the site, using BMPs such as sediment basins and portable sediment tanks.
4. 32.09(c)10 Dust Control. Prevent excessive dust from leaving the construction site through construction phasing and timely stabilization or the use of BMPs such as site watering and mulch - especially with very dry or fine sandy soils.
5. 32.09(c)13 Sediment Cleanup. By the end of each workday, clean up all off-site sediment deposits or tracked soil that originated from the permitted site. Flushing shall not be allowed unless runoff is treated before discharge from the site.
6. 32.09(c)15 Temporary Site Stabilization. Any disturbed site that remains inactive for greater than 7 days shall be stabilized with temporary stabilization measures such as soil treatment, temporary seeding or mulching. For purposes of this subsection, "inactive" means

that no site grading, landscaping or utility work is occurring on the site and that precipitation events are not limiting these activities. Frozen soils do not exclude the site from this requirement.

7. 32.09(d)(2.) (B.) (xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;
8. 32.09(d)(2.) (B.) (xiii) Final site stabilization instructions for all other disturbed areas, showing areas to be stabilized in acres, depth of applied topsoil, seed types, rates and methodology, fertilizer, sod or erosion matting specifications, maintenance requirements until plants are well established, and other BMP(s) used to stabilize the site;
9. 32.09(d)(2.) (B.) (xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to properly implement the plan, including estimated starting date of grading, timing and sequence of construction or demolition, any construction stages or phases, utility installation, dewatering plans, refuse disposal, inspection requirements, and the installation, use, and maintenance of BMP(s) proposed in the plan;
10. 32.10(c)21. Location and descriptive notes for any existing or proposed easements, right-of-ways, vision corners or other known site restrictions. Road right-of ways and building setbacks shall be in compliance with all applicable administrative codes, adopted plans and ordinances;
11. The erosion control plan should be updated to comply with City Ordinance 32.09.
12. Existing easements on the site should be shown Chapter 32.09(c)(9): Dewatering specifications should be added to the plan.
13. Chapter 32.09(d)(2)(xiii): Final site stabilization instructions should be included in the plan set including seed rates, methodology, fertilizer and erosion matting locations and specifications, and maintenance requirements.
14. Chapter 32.09(d)(2)(xiv): Detailed construction notes for the dewatering plan should be included on the plan.
15. Chapter 32.09(d)(2)(iv): All woodland areas, those proposed to be lost or transplanted during construction and acres or numbers of each. For woodlands proposed to be lost, show individual trees larger than eight (8) inches in diameter that are located within twenty (20) feet of proposed grading boundaries.
16. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
17. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
18. 32.10(e)10. A detailed construction inspection plan, outlining the critical elements in the plan that need to be surveyed or inspected by a

representative of the project engineer, or the Authority, and the timing and notification requirements involved.

Site Plan Sheet C3

1. Provide copy of DNR permit if wetland disturbance is proposed.
2. Show ADA parking spots and path to building.
3. Confirm design of curb ramps and locations.

PC16 -0062 Coast Car Wash, 905 Anitol – Preliminary Conditional Use Permit

General

1. The following items should be submitted:
 - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.
 - i. Impact fees
 - ii. Letter of Credits
 - b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.
 - c. Waukesha Water Utility approval.
2. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
 - a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit.
 - b. City of Waukesha Construction Permit.
 - c. City of Waukesha Storm Water Permit.
 - d. Private sanitary sewer approval.

Sanitary Sewer

1. The building will have a sanitary sewer lateral connecting the City's sewer main. Please provide a post-construction sewer video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.
2. The private sanitary sewer manhole should be moved north to be inside the private property when or if additional right of way is dedicated.
3. All utilities in Arcadian Avenue and Les Paul Parkway in this project limits should be shown and the proposed connection points and design information.
4. Specifications for public sanitary sewer work should be added.
5. Extend sanitary sewer main from south side of Arcadian Avenue to north side of Arcadian Avenue and then west to center of Anitol Avenue.

Subdivision and Platting

1. A current land survey in accordance with Wisconsin Administrative Code A-E 7 should be provided for review and approval. The submitted survey is from 2007.
2. A Certified Survey Map (CSM) is needed to combine the two existing parcels in the development. Additional right of way may also need to be dedicated along Arcadian Avenue. The creation of one lot will avoid having to prepare access easements.

Street Design

Sheet C-1 Site Plan

1. 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.
2. Provide turning movement analysis for fire trucks, delivery trucks through parking lot and drive through.
3. Show existing underground pipes on site and adjoining site, and in public right of ways.
4. Show existing easements.
5. A proposed driveway access is shown from Arcadian Avenue and Anitol Avenue. The Arcadian Avenue access is within the zone of influence of the intersection with Les Paul Parkway (STH 164). The access off of Arcadian Avenue will require Wisconsin DOT approval. The Developer should obtain this approval prior to City site layout approval. A traffic study may be required by the Wisconsin DOT.
 - a. Confirm if any existing access limitations are present on this property along Arcadian Avenue.
6. A current title report should be obtained and submitted to the City for both parcels including all restrictions, covenants, and easements of record.
7. More detail is needed to show where the proposed drainage is intended to be directed. Confirm how the site runoff will be collected from conveyed off site. Additional storm sewer measures are needed.
8. It appears that a proposed fence is shown within the vision corner easement. The plan should be revised. Additional fence details should be added to the Drawings.
9. Additional contour labels should be added. Off site runoff should be properly directed around the site.
10. It appears that the building is shown within the building setback. Please confirm.

11. Many more spot grades are needed around the development site to confirm drainage problems are not being created.
12. Existing easements on the site should be shown including source documentation.
13. A note should be added: Repair limits in street will be determined in field at the time of permanent repair.
14. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
15. Show grades for match point of curb removal and replacement.
16. Show removal limits for whole street from flange to flange. The street will need to be milled and paved.
17. Add Note: Removal limits of repair are approximate and will be determined in the Field by the City.
18. Add City driveway detail. Indicate 7 inch thick concrete.
19. Add City standard curb and gutter detail.
20. Confirm proper ditch grading along Anitol Avenue and culvert sizing, if applicable.
21. 22.53(1) TRAFFIC VISIBILITY. (Am. #38-02) In all districts no structures, fences, or vegetation shall be permitted on a corner lot within twenty (20) feet of the point of intersection of the right-of-way lines (the "corner") which obstructs or interferes with traffic visibility.
22. Grade for future sidewalk along Anitol Avenue and STH 164 as part of this project. Show future location of sidewalk along both streets in dashed line with spot grades. The future terrace slope should be assumed to be 2%.
23. Proposed sidewalk should be added along the north side of Arcadian Avenue from Anitol Avenue to STH 164.
24. Provide copy of wetland delineation.

Storm Water

Sheet C-2 Grading and Erosion Control Plan

1. Submit area of site disturbance.
2. Prepare storm water management plan, as applicable to DNR requirements and City Ordinance.
3. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each building.
4. 32.09(c)1 Access Drives and Tracking. Provide access drive(s) for construction vehicles that minimize tracking of soil off site using BMP(s) such as stone tracking pads, tire washing or grates. Minimize runoff and sediment from adjacent areas from flowing down or eroding the access drive.
5. 32.09(c)3 Inlet Protection. Protect inlets to storm drains, culverts and other storm water conveyance systems from siltation until the site is stabilized.

6. 32.09(c)9 Site Dewatering. Treat pumped water to remove sediment prior to discharge from the site, using BMPs such as sediment basins and portable sediment tanks.
7. 32.09(c)10 Dust Control. Prevent excessive dust from leaving the construction site through construction phasing and timely stabilization or the use of BMPs such as site watering and mulch - especially with very dry or fine sandy soils.
8. 32.09(c)13 Sediment Cleanup. By the end of each workday, clean up all off-site sediment deposits or tracked soil that originated from the permitted site. Flushing shall not be allowed unless runoff is treated before discharge from the site.
9. 32.09(c)14 Final Site Stabilization. All previous cropland areas where land disturbing activities will not be occurring under the proposed grading plans, shall be stabilized upon permit issuance. Stabilize all other disturbed areas within 7 days of final grading and topsoil application. Large sites shall be treated in stages as final grading is completed in each stage. Any soil erosion that occurs after final grading or the application of stabilization measures must be repaired and the stabilization work redone.
10. 32.09(c)15 Temporary Site Stabilization. Any disturbed site that remains inactive for greater than 7 days shall be stabilized with temporary stabilization measures such as soil treatment, temporary seeding or mulching. For purposes of this subsection, "inactive" means that no site grading, landscaping or utility work is occurring on the site and that precipitation events are not limiting these activities. Frozen soils do not exclude the site from this requirement.
11. 32.09(d)(2)(B)(xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;
12. 32.09(d)(2)(B)(xiii) Final site stabilization instructions for all other disturbed areas, showing areas to be stabilized in acres, depth of applied topsoil, seed types, rates and methodology, fertilizer, sod or erosion matting specifications, maintenance requirements until plants are well established, and other BMP(s) used to stabilize the site;
13. 32.09(d)(2)(B)(xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to properly implement the plan, including estimated starting date of grading, timing and sequence of construction or demolition, any construction stages or phases, utility installation, dewatering plans, refuse disposal, inspection requirements, and the installation, use, and maintenance of BMP(s) proposed in the plan;
14. 32.10(c)21. Location and descriptive notes for any existing or proposed easements, right-of-ways, vision corners or other known site restrictions. Road right-of ways and building setbacks shall be in

compliance with all applicable administrative codes, adopted plans and ordinances;

15. 32.09(d)(2.)(B.)(xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;
16. 32.09(d)(2.)(B.)(xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to properly implement the plan, including estimated starting date of grading, timing and sequence of construction or demolition, any construction stages or phases, utility installation, dewatering plans, refuse disposal, inspection requirements, and the installation, use, and maintenance of BMP(s) proposed in the plan;
17. 32.09(d)(2.)(C.)(iii) Open channel design and stabilization data to support the selected BMP(s) for stabilization;
18. 32.10(d)2. Total Suspended Solids. A. By design, each storm water management plan shall meet the following post-development total suspended solids reduction targets, based on average annual rainfalls, as compared to no runoff management controls:
19. 32.10(d)(2)(A.)(ii.) For redevelopment, 40% reduction of total suspended solids load;
20. 32.10(d)6. Site Drainage. Measures shall be implemented to ensure proper site drainage, prevent property damage and protect public health and safety, including the following minimum requirements:
21. 32.10(d)(6.)B. Site grading. Site grading shall ensure positive flows away from all buildings, roads, driveways and septic systems, be coordinated with the general storm water drainage patterns for the area, and minimize adverse impacts on adjacent properties.
22. Show tributary drainage basin areas to site.
23. 32.10(d)(6.)G. Storm sewers. All storm sewers shall be designed in accordance with the City of Waukesha's technical standards and specifications.
24. The storm sewer will likely need to connect to Wisconsin DOT storm sewer and need approval.

PC16-0087 Storage Master, West Avenue – Preliminary Site Plan & Architectural Review

General

1. The following items should be submitted:
 - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.
 - ii. Impact fees
 - iii. Letter of Credits

- b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.
 - c. Waukesha Water Utility approval.
 - d. Erosion Control Plan per City Ordinance 32.09
 - e. Storm Water Management Plan per City Ordinance Chapter 32
2. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
- a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit., if grading over 1 acre.
 - b. City of Waukesha Construction Permit.
 - c. City of Waukesha Storm Water Permit.
 - d. Private sanitary sewer approval.

Sanitary Sewer

1. All utilities in S. West Avenue in this project limits should be shown and the proposed connection points and design information.
2. Specifications for public sanitary sewer work should be added, if applicable.

Subdivision and Platting

1. No comments.

Street Design

Sheet C-1 Site Plan

1. 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.
2. Provide turning movement analysis for fire trucks, delivery trucks through parking lot.
3. Show existing underground pipes on site and adjoining site, and in public right of ways.
4. Show existing easements.
5. A current title report should be obtained and submitted to the City for both parcels including all restrictions, covenants, and easements of record.
6. More detail is needed to show where the proposed drainage is intended to be directed. Confirm how the site runoff will be collected from conveyed off site. Additional storm sewer measures are needed.
7. The site plan should comply with City Ordinance 32.09.
8. Additional contour labels should be added. Off site runoff should be properly directed around the site.
9. It appears that the building is shown within the building setback. Please confirm.

10. Many more spot grades are needed around the development site to confirm drainage problems are not being created.
11. Existing easements on the site should be shown including source documentation.
12. A note should be added: Repair limits in street will be determined in field at the time of permanent repair.
13. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
14. Show grades for match point of curb removal and replacement.
15. Show removal limits for whole street from flange to flange. The street will need to be milled and paved.
16. Add Note: Removal limits of repair are approximate and will be determined in the Field by the City.
17. Add City driveway detail. Indicate 7 inch thick concrete.
18. Add City standard curb and gutter detail.
19. Proposed sidewalk should be added along the west side of S. West Avenue for the full lot line distance.
20. Provide copy of wetland delineation.

Storm Water

Sheet C-2 Grading and Erosion Control Plan

1. Submit area of site disturbance.
2. Prepare storm water management plan, as applicable to DNR requirements and City Ordinance.
3. 32.09(c)1 Access Drives and Tracking. Provide access drive(s) for construction vehicles that minimize tracking of soil off site using BMP(s) such as stone tracking pads, tire washing or grates. Minimize runoff and sediment from adjacent areas from flowing down or eroding the access drive.
4. 32.09(c)3 Inlet Protection. Protect inlets to storm drains, culverts and other storm water conveyance systems from siltation until the site is stabilized.
5. 32.09(c)9 Site Dewatering. Treat pumped water to remove sediment prior to discharge from the site, using BMPs such as sediment basins and portable sediment tanks.
6. 32.09(c)10 Dust Control. Prevent excessive dust from leaving the construction site through construction phasing and timely stabilization or the use of BMPs such as site watering and mulch - especially with very dry or fine sandy soils.
7. 32.09(c)13 Sediment Cleanup. By the end of each workday, clean up all off-site sediment deposits or tracked soil that originated from the permitted site. Flushing shall not be allowed unless runoff is treated before discharge from the site.
8. 32.09(c)14 Final Site Stabilization. All previous cropland areas where land disturbing activities will not be occurring under the

proposed grading plans, shall be stabilized upon permit issuance. Stabilize all other disturbed areas within 7 days of final grading and topsoil application. Large sites shall be treated in stages as final grading is completed in each stage. Any soil erosion that occurs after final grading or the application of stabilization measures must be repaired and the stabilization work redone.

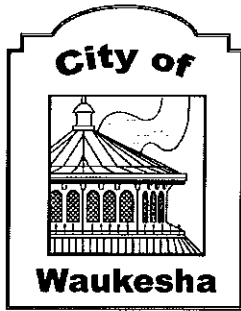
9. 32.09(c)15 Temporary Site Stabilization. Any disturbed site that remains inactive for greater than 7 days shall be stabilized with temporary stabilization measures such as soil treatment, temporary seeding or mulching. For purposes of this subsection, "inactive" means that no site grading, landscaping or utility work is occurring on the site and that precipitation events are not limiting these activities. Frozen soils do not exclude the site from this requirement.
10. 32.09(d)(2)(B.)(xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;
11. 32.09(d)(2)(B.)(xiii) Final site stabilization instructions for all other disturbed areas, showing areas to be stabilized in acres, depth of applied topsoil, seed types, rates and methodology, fertilizer, sod or erosion matting specifications, maintenance requirements until plants are well established, and other BMP(s) used to stabilize the site;
12. 32.09(d)(2)(B.)(xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to properly implement the plan, including estimated starting date of grading, timing and sequence of construction or demolition, any construction stages or phases, utility installation, dewatering plans, refuse disposal, inspection requirements, and the installation, use, and maintenance of BMP(s) proposed in the plan;
13. 32.10(c)21. Location and descriptive notes for any existing or proposed easements, right-of-ways, vision corners or other known site restrictions. Road right-of ways and building setbacks shall be in compliance with all applicable administrative codes, adopted plans and ordinances;
14. 32.09(d)(2)(B.)(xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;
15. 32.09(d)(2)(B.)(xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to properly implement the plan, including estimated starting date of grading, timing and sequence of construction or demolition, any construction stages or phases, utility installation, dewatering plans, refuse disposal, inspection requirements, and the installation, use, and maintenance of BMP(s) proposed in the plan;
16. 32.09(d)(2)(C.)(iii) Open channel design and stabilization data to support the selected BMP(s) for stabilization;

17. 32.10(d)2. Total Suspended Solids. A. By design, each storm water management plan shall meet the following post-development total suspended solids reduction targets, based on average annual rainfalls, as compared to no runoff management controls:
18. 32.10(d)(2)(A.)(ii.) For redevelopment, 40% reduction of total suspended solids load;
19. 32.10(d)6. Site Drainage. Measures shall be implemented to ensure proper site drainage, prevent property damage and protect public health and safety, including the following minimum requirements:
20. 32.10(d)(6.)B. Site grading. Site grading shall ensure positive flows away from all buildings, roads, driveways and septic systems, be coordinated with the general storm water drainage patterns for the area, and minimize adverse impacts on adjacent properties.
21. Show tributary drainage basin areas to site.
22. 32.10(d)(6.)G. Storm sewers. All storm sewers shall be designed in accordance with the City of Waukesha's technical standards and specifications.
23. Certified Survey Map (CSM) No. 9368 shows existing floodplains and wetlands along the west line of the parcel. The existing wetland line and floodplain line should be shown. Cedar posts should be installed at 25 foot intervals to mark the wetland line. No disturbances, filling, grading or excavating should occur in those wetland and floodplain areas without getting the appropriate permit approvals.
24. Certified Survey Map (CSM) No. 9368 shows an existing 50 foot wide drainage & access easement along the south lot line. The document number for the easement is listed as 1161982. Please submit a copy of this easement to the City for review and filing. The easement line should be shown on the Site Plan.
25. Certified Survey Map (CSM) No. 9368 shows an existing 10 foot wide slope easement for sidewalk construction along the east lot line. The easement line should be shown on the Site Plan.
26. Label pavement type.
27. Add curb and gutter with 6-inch curb head around parking lot.

COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 25

Fire Department Comments (10/12/16)



FIRE DEPARTMENT
FIRE PREVENTION BUREAU
130 W. ST. PAUL AVENUE
WAUKESHA, WISCONSIN 53188-5172
TELEPHONE: (262) 524-3648 FAX: (262) 524-3670

Brian Charlesworth, Fire Marshal
bcharles@ci.waukesha.wi.us

**CITY OF WAUKESHA FIRE DEPARTMENT
PROPOSED PROJECTS FOR PLAN COMMISSION
MEETING OF OCTOBER 12, 2016**

- 1) CALL TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL
- 4) APPROVAL OF MINUTES
 - A. (ID#16-1491) MINUTES FOR THE SEPTEMBER 28, 2016 MEETING
 - No Concerns/Issues Noted
- 5) CONSENT AGENDA
- 6) BUSINESS ITEMS
 - A. (PC16-0082) COUSIN'S SUBS – 2260 N. GRANDVIEW BLVD. (PHASE II) – FINAL SITE PLAN & ARCHITECTURAL REVIEW
 - No Concerns/Issues Noted
 - B. (PC16-0086) WAUKESHA COUNTY COMMUNICATIONS CENTER – 1621 WOODBURN RD. – FINAL SITE PLAN & ARCHITECTURAL REVIEW
 - No Concerns/Issues Noted
 - C. (PC16-0062) COAST CAR WASH – 905 ANITOL DR. – PRELIMINARY CONDITIONAL USE PERMIT
 - The access drive into the car wash will need to maintain a 20 ft. clear width in accordance with the International Fire Code Fire Department access requirements.
 - D. (PC16-0087) STORAGE MASTER – WEST AVENUE – PRELIMINARY SITE PLAN & ARCHITECTURAL REVIEW
 - The Developer will need to work with the Waukesha Fire Department to determine if adequate Fire Department access can be made to this property as storage units are added or moved around on the site.

COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 26

Water Utility Department Comments (10/12/16)



Comments For The Plan Commission Wednesday, October 12, 2016

Time: 6:30 p.m.

Place: Waukesha City Hall, 201 Delafield Street, Council Chambers

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES
ID#16-1491 Minutes for the Meeting of September 28, 2016
- V. CONSENT AGENDA
- VI. BUSINESS ISSUES

PC16-0082 Cousins Subs, 2260 N. Grandview Blvd. (Phase II) – Final Site Plan & Architectural Review

- Records indicate there is a 1-1/2" copper water service to the property.

PC16-0086 Waukesha Cty. Communication Center, 1621 Woodburn Road – Final Site Plan & Architectural Review

- The proposed utility plan includes a note to "Adjust water valve cover to match proposed grade". This work shall be done by Waukesha Water Utility with final proposed grade information to be provided by the engineer or construction manager.
- The proposed utility plan also includes a note that water main specifications shall be per "City of Cedarburg" Specifications. This shall be revised to "Waukesha Water Utility Specifications dated August 29, 2014".

PC16-0062 Coast Car Wash, 905 Anitol – Preliminary Conditional Use Permit

- Records indicate there is a 1-1/4" water service to the property. The proposed 6" water service must be tapped from the main, rather than connected to the smaller service.
- The tap shall be installed with an 8"x6" tapping sleeve and 6" tapping valve and valve box (to be supplied and installed by Waukesha Water Utility). The contractor shall perform excavation to the main, provide trench, shield, and means for lowering tapping machine.
- The developer will need to complete the Water Service –

Connections and Meters Application from the website and return it and the associated fee to the Waukesha Water Utility. If a fire line/water lateral service is needed then it will need to be a minimum of 6" Ductile Iron Pipe, Thickness Class 52 or PVC pressure class 200 (DR-14).

- The available fire flow data in the area is older than that which will be allowed to be used for future permitting. The developer and their design team will need to coordinate with the water utility during non-freezing months to obtain the new data required for any fire suppression system modifications or additions that may be needed. The fee for a fire flow test to be performed in 2016 is \$220.

PC16-0087

Storage Master, West Avenue – Preliminary Site Plan & Architectural Review

- There is a 12" water main in West Avenue adjacent to this location, however there is no existing service to this property and it appears no future service is being proposed as part of this development.

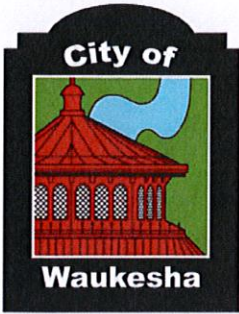
VII. DIRECTOR OF COMMUNITY DEVELOPMENT REPORT

VIII. ADJOURNMENT

COAST CAR WASH -- PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 27

Coast Car Wash Conditional Use Cover Sheet



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 10/12/2016
Common Council Item Number: PC#16-0062	Date: 8/7/2016
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Coast Car Wash, 905 Anitol – Preliminary Conditional Use Permit	

Details:
 The applicant would like to construct and operate a car wash facility on the northwest corner of Arcadian Ave. and Les Paul Parkway. This will be about a 2.4 acre parcel, B-5 zoning is also being sought at this time, under which a car wash facility is a conditional use. The proposal includes an approximately 4000 sq. ft. automatic car wash facility with visitor parking and vacuum stations as well as a separate employee parking area. The paving must be set back at least 15 feet from the right-of-way or 10 feet with a landscaped berm. Staff also suggests additional landscaping be provided around the perimeter of the site. The pay station canopy does not meet the required 50 foot setback. The Business plan indicates hours of operation from 7am to 7pm daily with at 2-3 employees on site during operating hours.

Options & Alternatives:
 Approve the pay station canopy as proposed contingent on the applicant being able to attain a set back variance from the Board of Zoning Appeals.

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:
 Staff recommends preliminary approval with all setbacks to be met, staff suggests only one driveway opening onto Anitol, then route entrance traffic on site, along with any other conditions the Plan Commission deems necessary.

