

# Project Reviews

## City of Waukesha

**Project Number: SPAR21-00058**

Description: **Combining two lots and constructing a 48 x 75**

Applied: **10/26/2021**

Approved:

Site Address: **2500 W SUNSET DR**

Closed:

Expired:

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

Status: **UNDER REVIEW**

Applicant: **BRENT RYAN**

Parent Project:

Owner: **LLC 430**

Contractor: **<NONE>**

Details:

**PC21-0143**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
10/27/2021	11/9/2021	11/9/2021	Erosion Control	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes

Notes:

- Per Development Handbook, existing and proposed drainage arrows are to be included in the plans to describe the drainage patterns pre and post-construction. Verify proposed construction / grading will not negatively impact drainage of neighboring properties.
- Proposed contours shown on the landscaping plan do not match what is shown on the grading plan. Show limits of disturbance line work on the grading and erosion control plans and clarify / revise proposed contours. Landscape plan shows a thicker, dashed line around parking lot / existing pavement area where proposed contours are referenced. Is this a proposed disturbance area?
- Construction sequence references City of Mequon. Project is proposed for City of Waukesha. Review/revise throughout plans.
- Per CH 32.09.2.B.xiv; provide additional detail in the construction sequence, including estimated starting date of each activity as described in the ordinance:  
"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".
- All erosion control measures listed on the construction sequence / throughout the plan should be shown in the erosion control plan. Show location, construction detail and/or specs of temporary construction entrance referenced in the construction site sequencing.
- Add description of final stabilization.
- Review erosion control legend. Remove any items that are not applicable and make sure items that are being used are clarified if needed. Linetype for silt fence shown in legend vs on plan sheet does not match. Silt fence limits shown on plan difficult to see due to draw order.
- Per CH 32.09(c)15: 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. Add this language to the plan.
- Per CH 32(c)11: Save existing topsoil and reapply a minimum of 4 inches to all disturbed areas for final stabilization, unless otherwise approved by the Authority, such as for temporary seeding or storm water infiltration BMPs. If adequate topsoil does not exist on the site to meet this requirement, it shall be imported. Include this language in the plans.

# Project Reviews

## City of Waukesha

10/27/2021	11/3/2021	11/9/2021	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
<p>Notes:</p> <p>Sewer lateral videos. The existing buildings have a sanitary sewer lateral connecting to 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.</p>						
10/27/2021	11/9/2021	11/9/2021	Storm Sewer	KRISTIAN NYSOME	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>1. No comments.</p>						
10/27/2021	11/9/2021	11/9/2021	Stormwater	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
<p>Notes:</p> <p>1. On the Site plan; provide more detailed existing vs proposed site data for building area, existing parking spaces, total impervious area, and green space.</p>						
10/27/2021	10/28/2021	11/9/2021	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>No comments regarding City owned street lights or fiber.</p>						
10/27/2021	11/3/2021	11/9/2021	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
<p>Notes:</p>						

# Project Reviews

## City of Waukesha

Review Group: AUTO

10/26/2021	11/9/2021	11/9/2021	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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Notes:

- Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing prior to starting construction.
  - Waukesha County grading/erosion control
  - City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
  - Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre
- Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
  - Impact fees
  - Letter of credits for landscaping and sidewalk
  - Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
  - Sewer assessments, if applicable.
- The construction drawings, 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 CSM and drawings should be updated to reflect the needed changes.
- 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.
- The City sidewalk plan indicates that sidewalk should be proposed to be extended in this location when a development occurs on site. The sidewalk should be located along W. Sunset Avenue from lot line to lot line and added to the construction drawings. A permit from Waukesha County to install sidewalk is needed prior to issuance of building permit. The proposed sidewalk should be shown with a 1.5% cross slope with spot grades every 25 feet.
- Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.
- Add note that all City sidewalk to be in accordance with current City Standard Specifications and details.
- Show accessible ADA route from ADA parking spot to building entrance, and from building to sidewalk.

10/26/2021	10/27/2021	11/9/2021	Planning	Doug Koehler	UNDER REVIEW	
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Notes:  
Sidewalk should be added to the plan along Sunset Drive.

10/26/2021		11/9/2021	Planning Commission	Unassigned		
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Notes:

10/26/2021	11/9/2021	11/9/2021	Water Utility	Chris Walters	APPROVED	See comments
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Notes:  
This approval assumes no new water service is required for this new building.