

May 31, 2023

Mr. Charlie Griffith, AICP  
Associate Planner  
City of Waukesha  
201 Delafield Street  
Waukesha, WI 53188

RE: Boucher Nissan: Preliminary Site Plan and Architectural Review  
Project Reviews for Boucher Nissan – 1451 E. Moreland Blvd.  
Waukesha Project No.: SPAR23-00014  
raSmith Project No.: 3220213

Dear Mr. Griffith:

Below are the responses of raSmith to the City of Waukesha's Project Reviews dated May 24, 2023, containing the Site Planning Comments in the above-referenced matter:

**Sanitary Sewer:**

1. Sewer lateral video. 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.

**raSmith (Sanitary Sewer) Response 1.: A sewer lateral video will be submitted to City for review and approval.**

A record drawing of the sanitary/storm sewer facilities sealed by a professional engineer or registered land surveyor shall be submitted to the Engineering Division.

At a minimum the drawing should include:

- Rim/cover elevation
- Invert elevation
- Distances
- Slopes
- Materials
- Contractor
- Installation dates (month and year completed)
- Any notes related to major field changes (ie additional/deleted structures, etc)
- Signed and sealed by professional engineer or registered land surveyor
- Autocad drawing for importing into GIS

**raSmith (Sanitary Sewer) Response 1.: Record drawing of the sanitary/storm sewer facilities sealed by a professional engineer or registered land surveyor will be submitted to the Engineering Division after construction.**



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2. A redlined copy of the plans with the proposed information crossed out and the actual information next to it is acceptable and helps the review process.

**raSmith (Sanitary Sewer) Response 2.: Record drawing of the sanitary/storm sewer facilities sealed by a professional engineer or registered land surveyor will be submitted to the Engineering Division after construction.**

3. A video of the completed sanitary lateral from the building to the mainline sewer shall be submitted to the Engineering Division.

**raSmith (Sanitary Sewer) Response 3.: A sewer lateral video will be submitted to City for review and approval.**

#### **Storm Sewer – Sheet C400:**

1. Proposed 12" storm sewer between STO MH 605 and STO MH 610 is to RCP since it crosses into the right of way.

**raSmith (Storm Sewer – Sheet C400) Response 1.: The Proposed 12" storm sewer between STO MH 605 and STO MH 610 has been updated to RCP.**

2. Be aware proposed 12" storm sewer between STO MH 605 and STO MH 610 crosses an existing gas main which may be in conflict based on proposed sewer elevations. Several existing gas valves are also in close proximity.

**raSmith (Storm Sewer – Sheet C400) Response 2.: Proposed design is staying the same for now. If conflict comes up there are other options we can discuss with the city of Waukesha.**

3. Add note to protect existing city street light junction box just to northwest of STO MH 610.

**raSmith (Storm Sewer – Sheet C400) Response 3.: Note has been add on sheet C400 to protect existing city street junction box.**

#### **Storm Sewer - General:**

1. Be aware the city updated some standard details in early 2023. Confirm latest version of details are being used. Latest may be found here: <https://www.waukesha-wi.gov/government/departments/project-bidding-information.php>.

**raSmith (Storm Sewer – General) Response 1.: Standard service connection detail (05-0156) has been updated on sheet 502. In the 2023 City of Waukesha Standard detail drawings, looks like curb taper (07-0252) is still dated 2018.**

#### **Traffic:**

1. A 20'x20' open vision triangle shall be present at each access point to a roadway.

**raSmith (Traffic) Response 1.: A 20'x20' vision triangle is presented and called out on sheets C200 and C201.**



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**Wastewater Quality:**

1. Salt-based water softener(s) shall meet the City's code standard of a minimum of 4000 grains of hardness exchange per pound of salt, and shall be optimized for salt use by a City-approved optimizer company in accordance with Waukesha Municipal Code Section 29.08(i)(2)(B) at the time of installation.

**raSmith (Wastewater Quality) Response 1.: By architect. The building will comply with requirements as needed.**

**Addressing:**

1. Project to keep existing address of 1451 E Moreland Blvd.

**raSmith (Addressing) Response 1.: Correct, project it to keep existing building address of 1451 E Moreland Blvd.**

**Building Inspection:**

1. Obtain all necessary permits for demolition of existing building through the City of Waukesha. Demolition of a commercial building will require a Design Professional to supervise deconstruction. All new commercial buildings are reviewed by E Plan Exam before submittal for permitting through the City of Waukesha

**raSmith (Building Inspection) Response 1.: All necessary permits for demolition of existing building will be obtained through the City of Waukesha. A design professional will be present at demolition to supervise. Project will be reviewed by E Plan Exam before submittal for permitting through the City of Waukesha**

**General Engineering:**

1. Submit project submittal checklists from Developers Handbook and Application

**raSmith (General Engineering) Response 1.: Project submittal checklists from Developers Handbook and Application are attached in this submittal.**

2. 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.

- a. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf

**raSmith (General Engineering) Response 2a.: Contractor will apply for the City of Waukesha Storm Water Erosion Control Permit**

- b. Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre

**raSmith (General Engineering) Response 2b.: Once the DNR NOI is applied for and approved the city will receive a copy.**



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3. **[Sic 2]:** Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
- a. Easements, if applicable  
**raSmith (General Engineering) Response 3a. [Sic 2]: Easements are included on the stormwater maintenance agreement.**
  
  - b. Impact fees: \$206.40 police + \$1,512.46 sewer = \$1,718.86  
**raSmith (General Engineering) Response 3b. [Sic 2]: Impact fee of \$1718.86 will be provided by developer at required time.**
  
  - c. Financial guarantees  
**raSmith (General Engineering) Response 3c. [Sic 2]: Will be provided by developer at required time.**
  
  - d. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.  
**raSmith (General Engineering) Response 3d. [Sic 2]: Will be provided by developer at required time.**
  
  - e. Submit Storm Water management plan per 32.09  
**raSmith (General Engineering) Response 3e. [Sic 2]: Storm Water management plan is attached in this submittal.**
4. **[Sic 3]:** The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, and financial guaranties 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 Plat should be updated to reflect the needed changes.  
**raSmith (General Engineering) Response 4. [Sic 3]: Storm water management plan, construction drawings, storm water facility maintenance agreement, easements, and financial guaranties are attached in this submittal.**
5. **[Sic 4]:** 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.  
**raSmith (General Engineering) Response 5. [Sic 4]: Per code cover of drawings, documents, specifications and reports for architectural, landscape architectural, professional engineering, design or land surveying practice are signed, sealed by the respective party per code A-E 2.02 (5).**
6. **[Sic 5]:** Storm Water Maintenance Agreement
- 6a. 32.10(e)11. A storm water BMP maintenance agreement in accordance with section 32.12:



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**raSmith (General Engineering) Response 6a. [Sic 5]: The storm water BMP maintenance agreement is attached in this submittal.**

6b. Submit storm water maintenance agreement using City template. City template can be sent to Engineer.  
**raSmith (General Engineering) Response 6b. [Sic 5]: The storm water BMP maintenance agreement is attached in this submittal.**

6c. The storm water maintenance agreement shall be recorded at the ROD prior to issuance of the building permit.

**raSmith (General Engineering) Response 6c. [Sic 5]: Storm water maintenance agreement will be recorded at the ROD prior to issuance of the building permit.**

#### **Site Plan:**

2. 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. Confirm if a variance has been obtained to increase the driveway widths, if needed.

**raSmith (Site Plan) Response 2a.: The driveway widths at the curbs for both Moreland Blvd. (41') and Manhattan Dr. (30') are existing and will be remaining. Both driveway widths at the sidewalk have been called out on sheets C200 and C201. Moreland Blvd. 30' at the sidewalk and Manhattan Dr. is 25' at the sidewalk.**

b. Label both driveway widths.

**raSmith (Site Plan) Response 2b.: Both driveway widths at the sidewalk have been called out on sheets C200 and C201. Moreland Blvd. 30' at the sidewalk and Manhattan Dr. is 25' at the sidewalk.**

3. Show access easements.

**raSmith (Site Plan) Response 3.: There are no access easements. All three buildings are on one parcel.**

4. Provide truck turning template sheet within drawing set showing City firetruck can pass through site.

**raSmith (Site Plan) Response 4.: A truck template plan has been create and is sheet C202.**

#### **Planning:**

- Elevation direction labels appear to be reversed. North should be south and south should be north, etc. Please fix.



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**raSmith (Planning) Response: By architect. See revised plans.**

- Provide detail on wall materials for sections that will not be glass. Plan Commission's Design Policies call for building exteriors to be primarily masonry, with other materials as an accent.

**raSmith (Planning) Response: By architect. See revised plans.**

- Improve architectural detail on the east elevation, facing Manhattan Drive. See Plan Commission Design Policies for details on wrap around architecture, changes in relief, and changes in height.

**raSmith (Planning) Response: By architect. See revised plans.**

- Will the building have any rooftop mechanical units? If it will, please show them in the elevation. Screening will be required.

**raSmith (Planning) Response: By architect. See revised plans.**

- Additional landscaping may be required in grass areas on west and south boundaries of the project area. Please confirm landscape island area is at least 5% of total parking lot area.

**raSmith (Planning) Response: Landscape island area has been updated with the proposed site plan changes. The landscape island area is now 7.72% of total parking lot area.**

- Confirm trash storage location will be either inside or in the existing dumpster enclosure on the property.

**raSmith (Planning) Response: On sheet C200 the existing dumpster enclosure is call out on the south side of the site. Boucher Nissan will use existing dumpster enclosure.**

- Parking areas will need to be signed to the same standards as at other Boucher properties.

**raSmith (Planning) Response: Signage has been added for customer, employee and service parking. Signage detail on sheet C501 has also been updated.**

- Will employees at this dealership use parking on the east side of Manhattan Dr.?

**raSmith (Planning) Response: No, employees will not use parking on the east side of Manhattan Dr.**

- Monument sign will need to meet setback requirements.

**raSmith (Planning) Response: Monument sign has been moved to meet the setback requirement of 20'.**

- Photometric plan and lighting cutsheets will be required for Final approval. The photometric plan should extend to the property boundary, and spillover at the boundary should not exceed 0.5 footcandles. Light pole height may not exceed 20 feet with a 4-foot base.

**raSmith (Planning) Response: Photometric Plan and cut sheets are attached in this submittal. Light pole height is 20' with a 3' base.**



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If you should have any additional questions, please email me at [jeremy.jeffery@rasmith.com](mailto:jeremy.jeffery@rasmith.com), or call me at 262-317-3330.

Sincerely,  
raSmith

A handwritten signature in blue ink that reads 'Jeremy J. Jeffery'.

Jeremy J. Jeffery, P.E.  
Senior Project Engineer