

Project Reviews

City of Waukesha

Project Number: SPAR22-00045

Description: **Final Site Plan Review - 1503 E Moreland Blvd**

Applied: **9/7/2022**

Approved:

Site Address: **1503 E MORELAND BL**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53186**

Status: **RECEIVED**

Applicant: **Professional Consultants, Inc., Chad Kemnitz**

Parent Project:

Owner: **BOUCHER HOLDINGS LLC**

Contractor: **<NONE>**

Details:

PC22-0312

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
9/8/2022		9/17/2022	Erosion Control	VELVET WEIER		
Notes:						
9/8/2022		9/17/2022	Sanitary Sewer	Chris Langemak		
Notes:						
9/8/2022		9/17/2022	Storm Sewer	Jonathan Schapekahn		
Notes:						
9/8/2022		9/17/2022	Street Design	Brandon Schwenn		
Notes:						
9/8/2022	9/16/2022	9/17/2022	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	see notes
Notes: No comments regarding city owned fiber or street lighting.						
9/8/2022	9/14/2022	9/17/2022	Traffic	DERRIN WOLFORD		See notes
Notes: 1. Sidewalk should be installed in front of the business along Moreland Boulevard.						

Project Reviews

City of Waukesha

Review Group: AUTO

9/7/2022	9/21/2022	9/27/2022	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
----------	-----------	-----------	---------------------	---------------	-----------------	--

Notes:

9/7/2022	9/9/2022	9/17/2022	Fire	Brian Charlesworth	REVIEW COMPLETE	See Notes
----------	----------	-----------	------	--------------------	-----------------	-----------

Notes:
 This building will be required to be fully protected by an automatic fire sprinkler system.

Project Reviews

City of Waukesha

9/7/2022	9/21/2022	9/17/2022	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
----------	-----------	-----------	---------------------	--------------	-----------------------------	-----------

Notes:

Please submit:

1. Submit project submittal checklists from Developers Handbook and Application
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
 - b. Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre
2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
 - a. Easements, if applicable
 - b. Impact fees \$0.00
 - c. Letter of credits
 - d. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
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.
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.
5. Storm Water Maintenance Agreement
 1. The storm water maintenance agreement shall be recorded at the ROD prior to issuance of the building permit.

Page 1: Change City address to 201 Delafield St.
 Page 2: Add tax key parcel #.

Site Plan

1. 32.10(d)(6.)B. Site grading. Site grading shall ensure positive flows away from all buildings, roads, driveways, be coordinated with the general storm water drainage patterns for the area, and minimize adverse impacts on adjacent properties.

The Engineer and Consultant have been reminded that significant flooding has occurred along the south lot line of this property in the past that the Owner was aware of. We recommend that measures be explored by the Property Owner to address the flooding. The runoff from this property drains to a private storm sewer.

4. Add to construction sequence the following: to obtain City storm water permit and perform weekly erosion control inspections, and submit inspections to City erosion control inspector. At end of project, coordinate permit termination with City erosion control inspector.
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. Confirm if a variance has been obtained to increase the driveway widths, if needed.
 - b. Label driveway widths.
6. Relocated access easements to be recorded prior to issuance of building permits.
7. Provide truck turning template sheet within drawing set showing City firetruck can pass through site.
8. Provide recorded pdf copy of vacated easement prior to issuance of building permit.

Project Reviews

City of Waukesha

9/7/2022	9/21/2022	9/17/2022	Planning	Unassigned	REVIEW COMPLETE	
<p>Notes:</p> <ul style="list-style-type: none"> • Screening for the rooftop mechanical units must cover all four sides. • The dumpster enclosure must be made from masonry materials to match the masonry on the building. • Transformer must be screened by landscaping or another method. • Light pole height may not exceed 20 feet with a four-foot base. Color temperature may not exceed 4000k. Spillover at the property boundary may not exceed 0.5 footcandle. • Employee and customer parking must be signed, and those spaces may not be used for inventory or service storage. • A separate sign permit will be required. Unless a Sign Variance is approved by the Plan Commission at a later date only one monument sign will be allowed. 						
9/7/2022		9/17/2022	Planning Commission	Unassigned		
<p>Notes:</p>						
9/7/2022		9/17/2022	Water Utility	Chris Walters		
<p>Notes:</p>						