

# Project Reviews

## City of Waukesha

**Project Number: SPAR25-00005**

Description: **Minor Site Plan - 2000 S West Ave, Walmart -Generator**

Applied: **2/19/2025**

Approved:

Site Address: **2000 S WEST AVE**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53189**

Status: **RECEIVED**

Applicant: **RavenVolt, Inc.**

Parent Project:

Owner: **Walmart**

Contractor: **<NONE>**

Details:

**ID25-0022**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
2/25/2025	2/26/2025	3/5/2025	EROSION CONTROL	Robert Wheeler	REVIEW COMPLETE	See notes
Notes: O:\_PROJECTS DEVELOPER\2000 S West Ave - Walmart Generator\Drawings\20250219 Set 1. Will this be boring? or is this an open trench installation? 2. Show erosion Control measures taken. 3. City Erosion Control permit will be needed.						
2/25/2025	2/27/2025	3/5/2025	SANITARY SEWER	Chris Langemak	REVIEW COMPLETE	File location in notes
Notes: O:\_PROJECTS DEVELOPER\2000 S West Ave - Walmart Generator\Drawings\20250219 Set No comments						
2/25/2025	2/26/2025	3/5/2025	STORM SEWER	Jonathan Schapekahm	REVIEW COMPLETE	No comments
Notes: O:\_PROJECTS DEVELOPER\2000 S West Ave - Walmart Generator\Drawings\20250219 Set No comments related to public storm sewer.						
2/25/2025	3/7/2025	3/5/2025	STREET DESIGN	Craig Ausen	REVIEW COMPLETE	File location in notes
Notes: O:\_PROJECTS DEVELOPER\2000 S West Ave - Walmart Generator\Drawings\20250219 Set						
2/25/2025	2/27/2025	3/5/2025	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes: O:\_PROJECTS DEVELOPER\2000 S West Ave - Walmart Generator\Drawings\20250219 Set No comments regarding city owned street lights or fiber.						

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2/25/2025		3/5/2025	WASTEWATER QUALITY	TIM YOUNG		File location in notes
Notes:						
O:\_PROJECTS DEVELOPER\2000 S West Ave - Walmart Generator\Drawings\20250219 Set						
2/25/2025	2/28/2025	3/5/2025	ENGINEERING CONSTRUCTION	Mathew Vincent	REVIEW COMPLETE	No comments
Notes:						
Review Group: AUTO						
2/19/2025	2/19/2025	3/11/2025	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
2/19/2025	2/20/2025	3/5/2025	Fire	Brian Charlesworth	REVIEW COMPLETE	None
Notes:						
2/19/2025	3/11/2025	3/5/2025	General Engineering	Josh Meyerhofer	REVIEW COMPLETE	See notes
Notes:						
Plans						
<ol style="list-style-type: none"> <li>1. There appears to be multiple existing surfaces. Update to include single existing surface.</li> <li>2. No proposed elevations are shown. The proposed location is on an existing slope. Provide finished elevations for bus pad, generator, switchgear, cabinet, XFMR pad &amp; any other proposed devices.</li> <li>3. Show limits of disturbance</li> <li>4. Show proposed contours and spot elevations for disturbed areas</li> <li>5. Provide erosion control measures. Perimeter control around disturbed area and inlet protection at downstream inlets from disturbed area.</li> <li>6. Provide demolition plan &amp; details if required. Will sawcut &amp; trenching be required for new conduits &amp; collector bus? If so, provide curb/gutter &amp; pavement section.</li> <li>7. Provide documents for existing easements. Confirm proposed conduits &amp; electrical wiring are allowed within easements.</li> </ol>						
General						
<ol style="list-style-type: none"> <li>8. 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. <ol style="list-style-type: none"> <li>a. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf</li> </ol> </li> <li>9. The construction drawings, and financial guarantees should be reviewed and approved prior to the construction being started and building permit issued. If the location of any work needs to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes.</li> <li>10. 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.</li> <li>11. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.</li> <li>12. Review all City sidewalk adjoining the property limits with a City Engineering representative. If the sidewalk meets replacement criteria due to cracking, missing pieces, or displacement, then the sidewalk will need to be removed and replaced.</li> <li>13. See all other comments, including stormwater requirements.</li> <li>14. Horizontal datum should be updated to NAD 1983/2011. See Existing Condition Survey, and City design guidelines.</li> <li>15. Submit all required checklists for Development Submittals. See City's Development Handbook.</li> </ol>						

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## City of Waukesha

**Plans**

1. There appears to be multiple existing surfaces. Update to include single existing surface.
2. No proposed elevations are shown. The proposed location is on an existing slope. Provide finished elevations for bus pad, generator, switchgear, cabinet, XFMR pad & any other proposed devices.
3. Show limits of disturbance
4. Show proposed contours and spot elevations for disturbed areas
5. Provide erosion control measures. Perimeter control around disturbed area and inlet protection at downstream inlets from disturbed area.
6. Provide demolition plan & details if required. Will sawcut & trenching be required for new conduits & collector bus? If so, provide curb/gutter & pavement section.
7. Provide documents for existing easements. Confirm proposed conduits & electrical wiring are allowed within easements.

**General**

8. 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.
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11. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.
12. Review all City sidewalk adjoining the property limits with a City Engineering representative. If the sidewalk meets replacement criteria due to cracking, missing pieces, or displacement, then the sidewalk will need to be removed and replaced.
13. See all other comments, including stormwater requirements.
14. Horizontal datum should be updated to NAD 1983/2011. See Existing Condition Survey, and City design guidelines.
15. Submit all required checklists for Development Submittals. See City's Development Handbook.
16. Sidewalk shall be extended to the North property line along S West Ave. Current sidewalk stops at curb ramp.
17. Confirm curb ramp is ADA compliant. Replace if not compliant.

2/19/2025		3/5/2025	Parks	Melissa Lipska		
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Notes:

2/19/2025	3/19/2025	3/5/2025	Planning	Doug Koehler	REVIEW COMPLETE	no comments
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Notes:

2/19/2025		3/5/2025	Planning Commission	Unassigned		
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Notes:

2/19/2025	2/19/2025	3/5/2025	Water Utility	Mat Kadrich	REVIEW COMPLETE	none
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