

Project Reviews

City of Waukesha

Project Number: SPAR22-00006

Description: **Final Site Plan Review**

Applied: **2/14/2022**

Approved:

Site Address: **1537 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:

PC22-0212

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

2/18/2022	3/10/2022	2/28/2022	Erosion Control	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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Notes:

1. See General review notes.

2/18/2022	3/9/2022	2/28/2022	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
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Notes:

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.

2. 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

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.

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2/18/2022	3/9/2022	2/28/2022	Storm Sewer	Chris Langemak	REVIEW COMPLETE	See comments
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2/18/2022	2/22/2022	2/28/2022	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
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Notes:
 There is underground city owned street light facilities under the drive approaches. Contact Digger's Hotline for utility locating. No city fiber buried near the project.

3/10/2022	3/16/2022	3/11/2022	Wastewater Quality	TIM YOUNG	REVIEW COMPLETE	No comments
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Notes:

Review Group: AUTO

2/14/2022	3/13/2022	3/4/2022	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
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Notes:

2/14/2022	3/16/2022	2/28/2022	Fire	Brian Charlesworth	REVIEW COMPLETE	
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Notes:

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2/14/2022	3/10/2022	2/28/2022	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
<p>Notes:</p> <p>The following permits will be needed:</p> <ol style="list-style-type: none"> 1. City storm water permit 2. DNR NOI <p>Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:</p> <ol style="list-style-type: none"> 1. financial guarantes <p>Storm Water Maintenance Agreement</p> <ol style="list-style-type: none"> 1. The storm water maintenance agreement shall be recorded at the ROD prior to issuance of the building permit. 2. Add name of drafter. 3. Exhibit A: Add Lot 1, 2, and 3 to legal description. 4. Exhibit C: Add bearings and distances boundary description to describe easement area around storm water facilities. 5. Exhibit C: Add these conditions: <p>5a. The titleholder(s) or their designee must document all inspections as specified above. Documentation shall include as a minimum: (a) Inspectors Name, Address and Telephone Number, (b) Date of Inspections, (c) Condition Report of the Storm Water Management Practice, (d) Corrective Actions to be Taken and Time Frame for Completion, (e) Follow-up Documentation after Completion of the Maintenance Activities. All documentation is to be delivered to the attention of the City Engineer at the City of Waukesha Engineering Department on January 10th and July 10th each year.</p> <p>5b. Any other repair or maintenance needed to ensure the continued function of the storm water practices or as ordered by the City of Waukesha under the provisions listed on page 1 of this Agreement.</p> <p>Site Plan</p> <ol style="list-style-type: none"> 1. City staff forgot to mention at the preliminary meeting that the City Sidewalk Plan recommends to include sidewalk to be installed fronting along the Boucher property in Moreland Boulevard from Manhattan Drive to the east lot line limits at the private driveway when development occurs at this property. 2. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developer's Agreement, 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 Plat should be updated to reflect the needed changes. 3. 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. <p>The Engineer and Consultant were 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.</p> <ol style="list-style-type: none"> 4. Add Note: The storm water facility shall be inspected by a City of Waukesha inspector at least once during construction and once after final site stabilization of the site. 5. 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. 6. 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. <ol style="list-style-type: none"> a. Confirm if a variance has been obtained to increase the driveway widths, if needed. b. Label driveway widths. 						

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2/14/2022	3/16/2022	2/28/2022	Planning	CHARLIE GRIFFITH	REVIEW COMPLETE	
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Notes:

- Customer and employee parking spaces must be signed, and no inventory vehicles may be stored in those spaces. Individual signs will be provided for each employee and customer space.
- The driveway entrance into the inventory space from the adjacent private driveway must be moved so it is directly across from the driveway entrance to the adjacent property, unless the applicant can give a reason that is satisfactory to the Plan Commission for why this should not be required.
- The new dumpster enclosure must be made from masonry materials, and the applicant must provide elevation drawings or other plans showing its dimension and appearance, to be approved by staff, prior to the issuance of Building Permits.
- The applicant must apply for applicable Sign Permits for any new Permanent or Temporary signs prior to installation.
- Parking lot light pole height may not exceed twenty feet with a four-foot base.

2/14/2022	3/15/2022	2/28/2022	Water Utility	Chris Walters	APPROVED	No comments
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Notes: