

Project Reviews

City of Waukesha

Project Number: SPAR23-00021

Description: 900 Silvernail Rd, Scenic Self Storage Expansion

Applied: **5/31/2023**

Approved:

Site Address: **900 SILVERNAIL RD**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **Jeffrey G. Panosian / Scenic Self Storage**

Parent Project:

Owner: **SCENIC SELF STORAGE RE LLC**

Contractor: **<NONE>**

Details:

PC23-0408

Removed from 6/28/23 PC Agenda.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
6/6/2023	6/19/2023	6/14/2023	STORMWATER	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes

- Notes:
1. For new pond, provide a storm water BMP maintenance agreement in accordance with section 32.12; Submit storm water maintenance agreement using City template. City template can be sent to Engineer.
 2. Submit storm water management plan.
 3. 32.09(d)(2).(C).(ii) Summary of design data for any structural BMP such as sediment basins or sediment traps. A professional engineer, licensed in the State of Wisconsin, shall stamp and sign a statement approving all designs and certifying that they have read the requirements of this ordinance and that, to the best of their knowledge, the submitted plans comply with the requirements;
 4. 32.10(e)(12.)H. A cover sheet stamped and signed by a professional engineer registered in the State of Wisconsin indicating that all plans and supporting documentation have been reviewed and approved by the engineer and certifying that they have read the requirements of this ordinance and that, to the best of their knowledge, the submitted comply with the requirements.
 5. 32.10(d)(6.)A. Drainage easement. Perpetual drainage easements or other deed restrictions shall be recorded on the property to preserve major storm water flow paths and permanent storm water BMP locations. Covenants in these areas shall not allow buildings or other structures and shall prevent any grading, filling or other activities that interrupt or obstruct flows in any way. Covenants shall also specify maintenance responsibilities and authorities in accordance with section 32.12.
 6. Provide storm sewer sizing computations for all proposed storm sewer. Utilize correct tailwater elevations.
 7. 32.10(b)H. Provide for emergency overflow in all storm water BMP designs.
 - a. Show emergency overflow route through site from pond to public right of way.



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6/6/2023	6/6/2023	6/14/2023	SIDEWALK PLAN	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
<p>Notes:</p> <p>1. The City sidewalk plan shows this parcel to have public sidewalk added along right of way when development occurs on this property. Add plan sheet to include driveway entrance at Silvernail Road. Show proposed sidewalk from lot line to lot line in right of way. Construct sidewalk across driveway entrance from lot line to lot line.</p>						
6/6/2023		6/14/2023	EROSION CONTROL	Cali Bonie		
<p>Notes:</p>						
6/6/2023	6/7/2023	6/14/2023	SANITARY SEWER	Chris Langemak	REVIEW COMPLETE	See comments
<p>Notes:</p> <p>1. 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.</p> <p>At a minimum the drawing should include:</p> <ul style="list-style-type: none"> • 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 <p>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.</p>						
6/6/2023	6/13/2023	6/14/2023	STORM SEWER	Jonathan Schapekahm	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>1. Downstream storm system owned by Waukesha County. Obtain approval from the County for connection indicated.</p> <p>2. A record drawing of the storm sewer facilities sealed by a professional engineer or registered land surveyor shall be submitted to the Engineering Division.</p> <p>At a minimum the drawing should include:</p> <ul style="list-style-type: none"> • 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 <p>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.</p>						

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6/6/2023		6/14/2023	STREET DESIGN	Brandon Schwenn		
Notes:						
6/6/2023	6/7/2023	6/14/2023	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes: No comments regarding city owned streetlights or fiber.						
6/6/2023	6/7/2023	6/14/2023	TRAFFIC	DERRIN WOLFORD	REVIEW COMPLETE	No comments
Notes:						
6/6/2023	6/16/2023	6/14/2023	WASTEWATER QUALITY	TIM YOUNG	REVIEW COMPLETE	No comments
Notes:						
9/11/2023	9/18/2023	9/20/2023	GENERAL ENGINEERING	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes

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Notes:

6/19/2023 3:14:38 PM (David Buechl)

1. Depending on the final design, the following permits or approvals may be needed:

- a. Waukesha County Airport approval for storm water facility design
- b. City of Waukesha Storm Water Erosion Control Permit
- c. Wisconsin DNR NOI
- d. City of Waukesha – Engineering Division Construction Permit

2. Additional required submittals include:

- i. Financial guarantee
- ii. Submit Property Survey per A-E7
- iii. Impact fees will be owed

3. 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. 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.

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.

Site Plan

1. 32.10(c)21. Location and descriptive notes for any existing or proposed easements,

- i. Show storm water easement.
- ii. Show storm sewer easement. Provide written copy to City prior to City issue of storm water permit.

3. Label driveway width. 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.

4. Verify building height is ok with airport.

5. Confirm adequate drainage is provided along Silvernail Road.

6. Add note: All construction in public right of way to comply with current City standard specifications.

7. Show dashed line on drawings for location of future sidewalk with spot grades. Show proposed grading needed to install sidewalk in future along edge of right of way, or provide 10 foot wide temporary sidewalk grading easement adjoining right of way line. The easement will need to be drafted and drawn by a Surveyor.

7a. Sidewalk easement rights and conditions are listed below.

A temporary 10 foot wide sidewalk slope easement along the street frontages of all lots shall be in effect until concrete sidewalks are installed. Said easement area shall not be permanently improved.

8. Verify stormwater easement provided on parcel to west to allow drainage structures to be installed on property.

9. Provide confirmation that buildings are located outside overhead sign vision easement along highway. Label easement on Property Survey. Provide pdf copy of easement to City.

10. Obtain title policy to verify all easements have been obtained to consider for site design. Label sewer easement.

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9/11/2023	9/12/2023	9/20/2023	FIRE	Brian Charlesworth	REVIEW COMPLETE	
Notes:						
Review Group: AUTO						
5/31/2023	6/14/2023	6/20/2023	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
5/31/2023	6/7/2023	6/14/2023	Fire	Brian Charlesworth	REVIEW COMPLETE	
Notes: These buildings will be required to be protected by an automatic fire sprinkler system. The sprinkler system will need to be monitored by an automatic fire alarm system.						

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5/31/2023	6/19/2023	6/14/2023	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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2. Additional required submittals include:
 - i. Financial guarantee
 - ii. Submit Property Survey per A-E7
 - iii. Impact fees will be owed
3. 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. 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.
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5/31/2023		6/14/2023	Parks	Melissa Lipska		
Notes:						
5/31/2023	9/15/2023	6/14/2023	Planning	Unassigned	REVIEW COMPLETE	
Notes:						
<ul style="list-style-type: none"> Extend the masonry veneer to the wall sections between garage doors. 						
5/31/2023	6/8/2023	6/14/2023	Water Utility	Chris Walters	REVIEW COMPLETE	See comments
Notes:						
<p>If a water service is needed, a new tap will be required from Silvernail. If the fire department requires a sprinkler system, a 6" service is the minimum size. Waukesha water Utility performs all of our own taps. The contractor is required to provide excavation, shoring, traffic control, restoration, and a means for lowering the tapping machine. Please contact Tom Krause at tkrause@waukesha-water.com for more info.</p>						