

Project Reviews

City of Waukesha

Project Number: SPAR22-00056

Description: See SPAR22-00057 - Prelim SPAR-300 W Sunset Car & Pet Wash

Applied: 11/22/2022

Approved:

Site Address: 300 W SUNSET DR

Closed:

Expired:

City, State Zip Code: WAUKESHA, WI 53186

Status: INACTIVE

Applicant: Peak, Inc., Tracey Erickson

Parent Project:

Owner: RAMKRISHNA SUBEDI

Contractor: <NONE>

Details:

Application form has not been received yet.

**Application was received and later entered, creating a duplicate entry.
See SPAR22-00057 for the Preliminary SPAR.**

LIST OF REVIEWS

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

12/7/2022		12/8/2022	Erosion Control	VELVET WEIER		
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Notes:

12/7/2022	12/12/2022	12/8/2022	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	
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Notes:

1. The demolition plan shows the lateral to Sunset Dr to be inspected for reuse and the utility plan shows the lateral to Grand Ave being used. The unused lateral to Sunset Dr shall be abandoned at the mainline sewer. The lateral to Grand Ave shall be inspected for reuse and replaced as necessary after the City review of the video. A preliminary view of the lateral (2009 televising) shows it is located approximately 168feet south of the upstream manhole in Grand Ave (north of the project) and it appears to cast iron in poor condition.

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12/7/2022	12/12/2022	12/8/2022	Storm Sewer	Jonathan Schapekahm	REVIEW COMPLETE	
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<p>Notes:</p> <ol style="list-style-type: none"> 1. Sheet C-1, correct spelling of Stormwater Engineer is Jonathan Schapekahm. 2. Most sheets missing street names. 3. Sheet C-7, none of the pavement indications (shading) appears to be shown on the plan. Limits and type of pavement restoration for proposed storm sewer in S Grand Ave need to be shown. 4. Sheet C-7, curb to close removed driveways not indicated on W Sunset Dr nor S Grand Ave. 5. Sheet C-8 sewer and watermain specifications are to be in conformance with standards outlined in the City's Development Handbook, City's Standard Construction Specifications, and Waukesha Water Utility specifications. 6. Sheet C-9, STM MH 1.0 indicates an incoming proposed elevation lower than the existing sewer elevation. 7. Sheet C-9, modify items listed in notes as necessary to refer to and be in conformance with City's Development Handbook, City's Standard Construction Specifications, and Waukesha Water Utility specifications. 8. Sheet C-9, notes refer to City of Oak Creek. 9. Sheet C12, use City standard detail for public manhole in S Grand Ave. 10. In general, use standard City details for any work in City right of way. 11. There does not appear to be a detail of Detention System Outlet Structure 2.0. Provide. 12. Sheet C-14, is labeled "Existing Conditions" and has items referencing Peak Car Wash in Oak Creek, WI. 13. Proposed storm sewer in S Grand Ave shall be televised following construction in accordance with the Development Handbook. 14. Record drawings shall be submitted following construction of the new storm manhole in S Grand Ave in accordance with the Development Handbook. 						
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12/7/2022		12/8/2022	Street Design	Brandon Schwenn		
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Notes:						
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12/7/2022	12/12/2022	12/8/2022	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	
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<p>Notes:</p> <p>There is city owned electric in the right of way below and above ground. Calling Digger's Hotline will get these facilities located. Buried depth is unknown, use caution during removals and excavation. Any damage will be the developer/owner's responsibility. Any relocation of city utilities will also be the responsibility of the developer/owner. Contact Jeff Hernke jhernke@waukesha-wi.gov / 262-524-3592 with any questions.</p> <p>There appears to be a We Energies utility pole in the proposed drive approach.</p> <p>There is no city fiber utility within the project limits.</p> <p>All work on city facilities will follow the city's standards for construction, latest edition.</p>						
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12/7/2022	12/8/2022	12/8/2022	Traffic	DERRIN WOLFORD	REVIEW COMPLETE	See notes
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<p>Notes:</p> <ol style="list-style-type: none"> 1. Shorten the eastbound channelization pavement marking to 150' then provide a straight 8" dot pattern (3' line with 9' skip) from the start of the channelization pavement marking to where the double yellow exists on the east side of Sunset Drive & Victoria Drive (approximately 115'). 2. Install an END plaque (MUTCD R3-9dP) and Two-Way Left Turn Only (MUTCD R3-9b) in the terrace on south side of Sunset Drive and west of Victoria Drive on a new sign pole. 3. Remove the BEGIN plaque (MUTCD R3-9cP) and Two-Way Left Turn Only (MUTCD R3-9b) that is in the western median at Sunset Drive and Grand Avenue and relocated it to the terrace on north side of Sunset Drive and west of Victoria Drive on the existing light pole. 4. Create a signing plan along with an existing and proposed pavement marking plan. 						
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12/7/2022	1/11/2023	12/8/2022	Wastewater Quality	TIM YOUNG	REVIEW COMPLETE	See notes
Notes: Salt-based water softener(s) shall meet the City's standard of a minimum of 4000 grains of hardness exchange per pound of salt, shall be equipped with brine reclamation, 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.						
Review Group: AUTO						
11/22/2022	12/8/2022	12/12/2022	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
11/22/2022	12/2/2022	12/6/2022	Fire	Brian Charlesworth	REVIEW COMPLETE	
Notes:						
11/22/2022	12/7/2022	12/6/2022	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes: 1. Verify if underground tanks have been removed. 2. More clearly label what the intent is for each sanitary sewer lateral. Abandon unused sanitary sewer laterals at sewer main. 3. Provide financial guarantees. 4. Remove and replace sidewalk along frontage of property if cracked or out of slope specification. Add more spot grades to sidewalk in public right of way. 5. Also, show existing and proposed pavement marking and signing plan. 6. Impact fees and financial guarantees will be owed prior to issuance of building permit. 7. Provide soil evaluation report listed in storm water management plan. 8. Is hatched curb and gutter reverse pitch on C-5? 9. 32.10(e)11. A storm water BMP maintenance agreement in accordance with section 32.12; 9. a. Submit storm water maintenance agreement using City template. City template can be sent to Engineer. 10. Storm sewer connection to Grand Ave appears to be below downstream pipe elevations. Please confirm. If yes, redesign. Label sewer crossing elevation. Label structure elevations of storm sewer in Sunset. Label flow directions of all pipes.						
11/22/2022		12/6/2022	Parks	Melissa Lipska		
Notes:						

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11/22/2022	11/28/2022	12/6/2022	Planning	CHARLIE GRIFFITH	REVIEW COMPLETE	
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<p>Notes:</p> <ul style="list-style-type: none"> • Provide updated photometric plan for final SPAR showing footcandle detail to the property boundary. Provide cutsheets of lights. Include detail of color temperature and pole height – should not exceed 4,000k and 20' with a 4' base. • Provide detail of design for fence on the east property boundary. Combination of fence and landscaping should provide adequate year-round screening of headlights in the turnaround lane. • Provide color landscape plan for Final SPAR. • Provide additional landscape screening around the transformer. • Provide labelled elevations and color elevations/rendering for Final SPAR. This can be done on one sheet if desired. • Will there be rooftop mechanicals? If so they must be screened and shown on the plans. • Will the dumpster enclosure continue masonry siding around all three sides? • Can the vacuum building be moved to the parking lot island at the northwest corner of the building, or the northwest corner of the parking lot? In the current location It might be necessary to restrict hours of operation on Sundays to avoid conflict with the adjacent church. • Road sign setback must be 15' if height is more than 6'. 10' if height is under 6'. Wall signs may be better located on the south side rather than north. 						
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11/22/2022	12/12/2022	12/6/2022	Water Utility	Chris Walters	REVIEW COMPLETE	
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<p>Notes:</p> <p>This parcel has an existing 1" service from 1959. For the new car wash, a new 6" service is likely needed. Therefore a new tap to the water main is required which is installed only by Waukesha Water Utility. A 12" x 6" tap is \$2,877.51 which includes the tapping sleeve and valve, valve box, and inspection. The contractor is responsible for providing trench excavation and shoring, traffic control and means for lowering the tapping machine. A new water service application is also required. Please contact Tom Krause at tkrause@waukesha-water.com or 262-409-4462 to obtain a permit application. Once the permit is approved, the new service can be installed and an appointment can be made for Waukesha Water Utility to install the new meter.</p>						
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