

Project Reviews

City of Waukesha

Project Number: SPAR23-00046

Description: **Final SPAR - 1560 E Moreland Blvd**

Applied: **10/25/2023**

Approved:

Site Address: **1560 MORELAND BLVD E**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **Lithia Real Estate, Inc.**

Parent Project:

Owner: **Lithia Real Estate, Inc.**

Contractor: **<NONE>**

Details:

PC23-0464

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
-----------	---------------	----------	------	---------	--------	---------

Review Group: ALL

11/1/2023		11/8/2023	EROSION CONTROL	Cali Bonie		
-----------	--	-----------	-----------------	------------	--	--

Notes:

11/1/2023	11/7/2023	11/8/2023	SANITARY SEWER	Chris Langemak	REVIEW COMPLETE	See comments
-----------	-----------	-----------	----------------	----------------	-----------------	--------------

Notes:

1. These parcels are served by a private sanitary sewer along the northern property line. These sewers should be inspected (CCTV) and evaluated and if any repairs are necessary they shall be completed as part of the development.
2. Care shall be taken to avoid building structures and installing major landscaping over these sewers.
3. 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.

A video of the completed sanitary lateral from the building to the mainline sewer shall be submitted to the Engineering Division.

1. There is a sanitary and storm sewer easement dedicated to the City Waukesha along the northern portion of the property that is not show and needs to be incorporated into the development.

Project Reviews

City of Waukesha

11/1/2023	11/7/2023	11/8/2023	STORM SEWER	Jonathan Schapekahn	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>1) The existing sanitary and storm sewer easement shown along the north property line on parcel 1530 E Moreland does not appear to match the ALTA survey.</p> <p>2) The existing sanitary and storm sewer easement shown along the north property line on parcel 1530 E Moreland granted to the City of Waukesha is to be released.</p> <p>3) Existing storm sewer which runs east-west along north property line picks up water from property at 1580 E Moreland Blvd. A storm sewer easement to benefit 1580 E Moreland Blvd is to be created to allow service to continue to this neighboring property.</p> <p>4) Storm Ex CB 10 indicates an existing 24" E invert of 861.43 and a proposed 24" invert of 859.45. Please examine.</p> <p>5) The plans note a storm grease interceptor on a sanitary sewer.</p> <p>6) Downstream of the "storm" grease interceptor, the sanitary sewer is labeled as "storm".</p> <p>7) To where does the proposed retaining wall underdrain connect?</p> <p>8) Plans indicate a draitile around the perimeter of the porous pavement area. The pavement details indicate the underdrain could be within or below the aggregate storage area. Clarify the elevation of the underdrain system. It may be helpful to show the underdrain in the cross section.</p> <p>9) In the proposed section of the stormwater management plan, should subcatchment 3 instead be to Ex CB 2 instead of Ex CB 1?</p> <p>10) The stormwater management plan refers to an orifice and weir for the porous pavement outlet. Please provide location and detail of any outlet structure.</p> <p>11) The SLAMM model appears to indicate both Commercial Area 2 and 3 are tributary to the upflow filter in Ex CB 2. However the drawings appear to show the area tributary to Ex CB 1 flows off site without controls.</p>						
11/1/2023	11/7/2023	11/8/2023	STORMWATER	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
<p>Notes:</p> <p>1. Submit storm water maintenance agreement.</p> <p>2. Label boundary of storm water maintenance facility easement.</p> <p>3.2. 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.</p> <p>4. At the outfall manhole at the northwest corner of site, the outfall pipe has invert. 861.43. The new pipe to east has invert of 859.45. This design should be reviewed.</p> <p>5. Verify capacity of storm sewer in Manhattan Dr. What is assumed tail water used?</p> <p>6. Outfalls appear to have a free discharge. Please review</p> <p>7. Confirm limits of public and private storm sewer on site. Please clearly label.</p>						
11/1/2023		11/8/2023	STREET DESIGN	Craig Ausen		
<p>Notes:</p>						
11/1/2023	11/3/2023	11/8/2023	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	see notes
<p>Notes:</p> <p>No further comments regarding city owned streetlights or fiber.</p>						
11/1/2023		11/8/2023	TRAFFIC	DERRIN WOLFORD		
<p>Notes:</p>						
11/1/2023		11/8/2023	WASTEWATER QUALITY	TIM YOUNG		
<p>Notes:</p>						

Project Reviews

City of Waukesha

11/1/2023	11/1/2023	11/8/2023	SIDEWALK PLAN	Bradley Blumer	APPROVED	
Notes:						
Sidewalk Present: No action required as sidewalk is present at the project location and meets the requirements of the Sidewalk Plan						
Review Group: AUTO						
10/25/2023	10/25/2023	11/14/2023	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
10/25/2023	10/26/2023	11/8/2023	Fire	Brian Charlesworth	REVIEW COMPLETE	See Notes
Notes:						
This building will be required to be protected by an automatic fire sprinkler system.						
The sprinkler system will be required to be monitored by a fire alarm system.						
10/25/2023	11/7/2023	11/8/2023	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes:						
<p>1. Impact fees will be due. Sanitary sewer: \$5,272.83; Police: \$0.00</p> <p>2. Easement 19 may need to be released by City. Confirm with Jon Schapekam of Engineering. Easement to be released prior to issuance of building permit.</p> <p>3. Access to subject parcels is shown across adjoining parcels owned by others. Provide copies of access easements for all 3 locations prior to proceeding to verify legal lot access exists as shown on site plan. If no legal access easement exists for accesses shown, obtain new access easements prior to issuance of building permits.</p> <p>4. The west access and the south access both cross adjoining properties possibly through the use of an access easement. The condition of the asphalt pavement through both of these areas is extremely poor. Review access easements through these areas to verify whose responsibility it is for maintenance and if cost sharing is set up. If process is not properly laid out for maintenance, the process may need to be updated. If Applicant is responsible for condition of pavement in access area, include repaving of both areas with this project. Show proposed pavement patching on drawings.</p> <p>5.</p> <p>6.</p> <p>7. Since another Lithia property is located across the street, it is possible that employees would cross between the two locations. The sidewalk extension along the Lithia frontage at 1603 E. Moreland Blvd. would eliminate the gap in sidewalk along E. Moreland Blvd., and complete the sidewalk loop around the block. This sidewalk section should be installed with this project. Boucher is in the process of doing their part of installing sidewalk in front of 1503 to 1583 E. Moreland Blvd with their project to complete the missing sidewalk. The City Sidewalk Plan shows this area as medium priority which means to install sidewalk here when further development occurs.</p> <p>In meeting with Developer, the Developer/Owner stated that the site on south side of E. Moreland will also be redeveloped in near future and the sidewalk can be added at that time.</p> <p>Provide financial guarantee for sidewalk in gap along south side of E. Moreland to ensure this work is completed prior to issuance of building permit. An estimate of probable construction cost will be needed.</p> <p>8.</p> <p>9. A financial guarantee will be needed for public infrastructure work, landscaping, as-builts, etc.</p> <p>10. Existing access easements are shown on sheet C100. Confirm that route of truck turning templates overlap and utilize existing access easements. Easement No. 14.</p> <p>11. 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.</p>						

Project Reviews

City of Waukesha

10/25/2023		11/8/2023	Parks	Melissa Lipska		
------------	--	-----------	-------	----------------	--	--

Notes:

10/25/2023	11/7/2023	11/8/2023	Planning	CHARLIE GRIFFITH	REVIEW COMPLETE	
------------	-----------	-----------	----------	------------------	-----------------	--

Notes:

Provide details of parking lot and building exterior lighting.

10/25/2023	10/25/2023	11/8/2023	Water Utility	Chris Walters	REVIEW COMPLETE	See comments
------------	------------	-----------	---------------	---------------	-----------------	--------------

Notes:

- 1) If a new water service is required with a separate connection to the public water main, then a water service application must be submitted to Waukesha Water Utility.
- 2) Please contact Tom Krause to obtain an application or with any questions at tkrause@waukesha-water.com.
- 3) No private water main systems are allowed.
- 4) The utility plan shows a connection to the existing service adjacent to Josephine. However, that existing service is a 2" copper line, so a new 8"x8" tap is required, which can only be done by Waukesha Water Utility.
- 5) The cost of the new 8"x8" tap is \$4,027.49. This includes the tapping sleeve and valve, valve box, labor, and inspection.
- 6) The contractor is responsible for excavation, shoring, restoration, traffic control, and means of lowering tapping machine.
- 7) Material of the new 8" service must be ductile iron or DR-14 PVC.
- 8) The existing services - the 2" at the same location in Manhattan, and the 1" in the far SE property corner off Moreland, are both required to be properly abandoned at the main, but cutting and capping at the water main. All associated costs of the abandonments are also the responsibility of the owner.