

Project Reviews

City of Waukesha

Project Number: SPAR21-00041

Description: **parking area and driveway changes**

Applied: **8/27/2021**

Approved:

Site Address: **912 TESCH CT**

Closed:

Expired:

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

Status: **UNDER REVIEW**

Applicant: **Gary Schacht**

Parent Project:

Owner: **OSI ENVIRONMENTAL INC**

Contractor: **<NONE>**

Details:

PC21-0094

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
9/1/2021	9/9/2021	9/10/2021	Erosion Control	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes

Notes:

Grading & Drainage Comments:

See attached Site Drainage and Grading Plan Checklist (Grading and Drainage Plans section) and below for comments.

- Show locations and species of existing trees in the required tree survey per City Erosion Control Ordinance
- Lot line dimensions need to be shown on the plan sheets per the Development Handbook
- Show wetland limits labeled with bearing and distances and dimensioned to lot lines (bearings and distances may be shown in tabulated format) per the Development Handbook.
- Discernible heavier line to be used for the 5-foot contour intervals per Development Handbook.
- Include proposed limits of disturbance (area) on site plan notes (show below impervious area listed) per Development Handbook.
- Is all the riprap being used light riprap? Review different hatches used on the erosion control plan to clarify also to better distinguish from tracking pad hatch (it is clear on the legend but on the actual sheet seems to be a mismatch and/or scale issue).
- Per CH 32(c)4: Locate soil stockpiles away from channelize flow and no closer than 25 feet from roads, ditches, lakes, stream, ponds, wetlands or environmental corridors, unless otherwise approved by the Authority. Control sediment from soil stockpiles. Any soil stockpile that remains for more than 7 days shall be stabilized. Show temporary stockpile location(s) and include this language in the plans.
- Per CH 32(c)11: Save existing topsoil and reapply a minimum of 4 inches to all disturbed areas for final stabilization, unless otherwise approved by the Authority, such as for temporary seeding or storm water infiltration BMPs. If adequate topsoil does not exist on the site to meet this requirement, it shall be imported. Please include this language in the plans.
- Per CH 32(d)1.C: An erosion and sediment control plan shall contain the name, address, and daytime phone number of the person(s) charged with installing and maintaining all BMPS(s). Please include this information on the plans.

Stormwater Comments:

See attached Stormwater Plan Checklist and below for comments.

- All stormwater facilities within the City of Waukesha require a maintenance agreement in the current format accepted by the City. The City can provide a template for new agreements. If needed, contact Kristian Nysome at 262-225-8327 or knysome@waukesha-wi.gov for a copy of the template. This agreement must be recorded at the register of deeds prior to construction start.
- Verify adequate positive slope from cul de sac towards pond in drainage swale. Center swale in easement with 2 foot wide bottom and slope sides at 4:1 slope back to match.
- In existing conditions, is gravel parking area modeled as gravel or turf?
- Details of containment drainage process should be added to storm water plan.
- A free discharge is listed. Tailwater elevations should be added to swmp for 2-year, 10-year, and 100- year storm events.

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9/1/2021	9/15/2021	9/10/2021	Sanitary Sewer	Chris Langemak		See comments
<p>Notes:</p> <p>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.</p>						
9/1/2021	9/15/2021	9/10/2021	Storm 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>						

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9/1/2021	9/9/2021	9/10/2021	Stormwater	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
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9/1/2021	9/2/2021	9/10/2021	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
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Notes:
 No comments regarding City owned street lights or fiber.

9/1/2021	9/13/2021	9/10/2021	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
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Notes:

9/1/2021		9/10/2021	Wastewater Quality	TIM YOUNG		
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Notes:

Review Group: AUTO

8/27/2021		9/21/2021	Building Inspection	KRISTIN STONE		
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Notes:



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8/27/2021		9/10/2021	Fire	Brian Charlesworth		
Notes:						
8/27/2021	9/13/2021	9/10/2021	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes:						
<p>1. 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.</p> <p>a. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf</p> <p>b. Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre</p> <p>c. City of Waukesha – Engineering Division Construction Permit if working in right of way</p> <p>2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:</p> <p>a. ALTA Survey or Property Survey per Wisconsin Administrative Code A-E 7. Property lot lines should be verified.</p> <p>b. Letter of credits</p> <p>Site Plan</p> <p>1. Pre and Post Televisive City storm sewer to verify no damage completed to pipe during construction.</p> <p>2. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.</p> <p>3. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.</p> <p>4. The storm water management plan, construction drawings, storm water facility maintenance agreement, and financial guarantees 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.</p> <p>5. Label ADA access route from ADA parking spot to ADA building entrance.</p> <p>6. Show proposed sidewalk spot grades and show sidewalk linework and dimensions across driveway approach. Sidewalk cross slope to be 1.5%.</p> <p>7. Use City of Waukesha driveway detail.</p>						
8/27/2021		9/10/2021	Parks	Melissa Lipska		
Notes:						
8/27/2021	9/13/2021	9/10/2021	Planning	Jeff Fortin	REVIEW COMPLETE	
Notes:						
<p>1. Applicant will need to submit an updated elevation drawing that shows the height of all existing (building) and proposed (tanks) structures on the site.</p> <p>2. Any landscaping that is removed from this project shall be relocated to other areas on the property, preferably along Tesch Court. If materials cannot be saved, additional landscaping should be added between the existing parking lot on the east side of the building and Tesch Court.</p>						
8/27/2021		9/10/2021	Planning Commission	Unassigned		
Notes:						
8/27/2021		9/10/2021	Water Utility	Chris Walters		
Notes:						