

Project Reviews

City of Waukesha

Project Number: SPAR22-00062

Description: LaCasa, 735 Pleasant St

Applied: 12/21/2022

Approved:

Site Address: 735 PLEASANT ST

Closed:

Expired:

City, State Zip Code: WAUKESHA, WI 53186

Status: RECEIVED

Applicant: Dave Bergmann / Stier Construction, Inc.

Parent Project:

Owner: LaCasa de Esperanza

Contractor: <NONE>

Details:

PC22-0346

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
1/6/2023		1/10/2023	Sanitary Sewer	Chris Langemak		
Notes:						
1/6/2023	1/12/2023	1/10/2023	Storm Sewer	Jonathan Schapekahn	REVIEW COMPLETE	See notes
Notes:						
No comments regarding city owned storm sewer.						
1/6/2023	1/6/2023	1/10/2023	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes:						
No comments regarding city owned streetlights or fiber.						
1/6/2023	1/13/2023	1/10/2023	Traffic	DERRIN WOLFORD	REVIEW COMPLETE	No comments
Notes:						
1/6/2023	1/11/2023	1/10/2023	Wastewater Quality	TIM YOUNG	REVIEW COMPLETE	See notes
Notes:						
Contact Tim Young, Pretreatment Coordinator at 262-524-3628 for review of requests to dispose of contaminated groundwater in the sanitary sewer.						
1/6/2023		1/10/2023	Street Design	Brandon Schwenn		
Notes:						

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Review Group: AUTO

12/21/2022	1/11/2023	1/16/2023	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
12/21/2022		1/10/2023	Fire	Brian Charlesworth		
Notes:						
12/21/2022	1/9/2023	1/10/2023	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
<p>Notes:</p> <ol style="list-style-type: none"> 1. Development is proposed at 735 Pleasant St and several adjacent and adjoining properties to the subject parcel have been recently acquired by La Casa. I assume that these other parcels will also be redeveloped in the future. We recommend that a regional master plan should be prepared so the development of the group of parcels can be well planned relative to aspects of storm water management, sewers, access, parking, etc. 2. Development is proposed on 735 and 739 Pleasant St. A Certified Survey Map should be prepared to combine the two lots. 3. Submit City design project checklists. 4. Obtain City storm water permit.\ 5. Provide financial guarantee for as-built \$5K, and landscaping. 6. The construction drawings, and financial guarantee should be reviewed and approved prior to the construction being started and building permit issued. 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. 7. Based on the submittal, the area of the parcel is 0.77 acres. Therefore, the site disturbance is less than 1 acre so no storm water management plan is required. In future, when adjoining parcel disturbance exceeds 1 acre, then a storm water management plan will be needed for full 1 acre area. 8. The existing building has a sanitary sewer lateral connecting the City's sewer main. Please provide a post construction 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. 9. Label ADA access route from ADA parking spot to building and from public sidewalk to building. 10. Add note to drawings: Limits of final City street pavement and curb and gutter removal and replacements to be marked by City Engineering staff in field. 11. It cannot be determined the pavement replacement limits or pavement and turf limits of this project. Please clarify on the drawings. 12. Add drainage flow arrows. Label overland flow path for drainage. More spot grades are needed on curb and gutter and turf areas around parking lot. 13. Label existing easements, and existing storm sewer and manholes. 14. Label parking lot setbacks from lot lines. 15. Televisе existing public storm sewer before and after project to verify no damage to pipe occurred during construction. 16. Access easements will need to be created, approved, and recorded to allow cross access between different parcels prior to start of construction. 17. 						
12/21/2022		1/10/2023	Parks	Melissa Lipska		
Notes:						

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12/21/2022	1/19/2023	1/10/2023	Planning	Doug Koehler	ADDITIONAL INFO REQUIRED	see notes
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Notes:

The improvements to 735 Pleasant will also require some site changes to define traffic flow and parking spaces across this area. La Casa has been acquiring properties west of the railroad tracks between Arcadian Avenue and Broadway, and after discussions had with staff, they will be submitting a more detailed site plan for this area, as well as a CSM to consolidate the number of parcels. At that time a rezoning request will be made to bring the La Casa owned lands under I-1 Institutional zoning. Unfortunately, such plans and documents are not ready yet, but they have a timely need to begin work on the improvements to 735 Pleasant Street to move the offices out of their main building north of Arcadian to free up space for classrooms in the fall of 2023. Typically, such plans would all come in together, but in this case not all of the details have been completed. In order to meet their time frame, La Casa is requesting to start work on the building improvements, recognizing that the site plans, CSM and rezoning are needed, and will be submitted in the near future when available. Staff recognizes the significance La Casa's programming provides to the community and is willing to work with them on this if the Plan Commission feels this is acceptable. If so, staff feels several conditions must be in place, such as a date certain submittal requirement for the other remaining project items, bonds filed to guarantee future needed sitework is completed in a timely matter, and building permits, inspections and occupancy may be held if progress is not made on the site submittals and work on the outstanding site issues.

12/21/2022		1/10/2023	Planning Commission	Unassigned		
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Notes:

12/21/2022	1/6/2023	1/10/2023	Water Utility	Chris Walters	UNDER REVIEW	See comments
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Notes:

As long as no changes to the water service or any improvements that include a new service, then Water Utility has no comments.

Upon further review, notes indicate a sprinkler system in building 735 is being proposed. This triggers the following requirements:

- 1) A new 6-inch water service is required. Please provide a utility plan showing this water connection.
- 2) An 8"x6" tap must be installed by Waukesha Water Utility and will include the tapping sleeve and valve and valve box. The cost of the tap is \$3,174.49 and includes the inspection.
- 3) The contractor is required to provide traffic control, trench excavation, shoring, and means of lowering the tapping machine, as well as pavement restoration.
- 4) A water service application is required which allows Waukesha Water Utility to size the meter, which will also be installed by WWU. Please contact Tom Krause at tkrause@waukesha-water.com or 262-409-4462 to obtain a copy of the permit application.
- 5) Depending on the larger scale site plan for this area, a looped public water main may also be required.