

# Project Reviews City of Waukesha

**Project Number: SPAR19-00054**

Description: **Sunset Crossings FINAL**

Applied: **11/12/2019**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **Lockard Waukesha Holdings, LLC**

Parent Project:

Owner: **TEKNA-KG LLP**

Contractor: **<NONE>**

Details:

**PC19-0127**

## LIST OF REVIEWS

| SENT DATE  | RETURNED DATE | DUE DATE   | TYPE            | CONTACT        | STATUS          | REMARKS                  |
|--|---------------|------------|-----------------|----------------|-----------------|--------------------------|
| Review Group: ALL  |               |            |                 |                |                 |                          |
| 11/12/2019   |               | 11/26/2019 | Erosion Control | VELVET WEIER   |                 |                          |
| Notes:   |               |            |                 |                |                 |                          |
| 11/12/2019   | 12/4/2019     | 11/26/2019 | Sanitary Sewer  | Chris Langemak | REVIEW COMPLETE | See comments             |
| Notes:   |               |            |                 |                |                 |                          |
| <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> <p>2. There is an existing storm sewer under the northwest corner of the proposed building. What is being done with this?</p> <p>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.</p> |               |            |                 |                |                 |                          |
| 11/12/2019   | 12/9/2019     | 11/26/2019 | Storm Sewer     | THOMAS MILES   | REVIEW COMPLETE | See stormwater comments. |
| Notes:   |               |            |                 |                |                 |                          |

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|            |           |            |            |              |                 |                     |
|------------|-----------|------------|------------|--------------|-----------------|---------------------|
| 11/12/2019 | 12/9/2019 | 11/26/2019 | Stormwater | THOMAS MILES | REVIEW COMPLETE | See standard notes. |
|------------|-----------|------------|------------|--------------|-----------------|---------------------|

Notes:

The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developers Agreement, and Bonds should be reviewed and approved prior to the Condominium Plat being finalized. If the location of any units need to be changed as a result of the approved construction drawings, the Plat should be updated to reflect the needed changes.

The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each lot. A note on the Condominium Plat should reference to this information.

The Non-Disturbance area within the Primary Environmental Corridor area should be labeled and protected with the appropriate boundary fencing. Submit maintenance plan for catch basins and environmental catch basins.

32.06(a)1. Disturbs a total land surface area of 3,000 square feet or more;

32.06(a) Construction Site Erosion Control. Unless otherwise exempted under sub. (c) below, a storm water permit under section 32.07 of this Code shall be required and all erosion control provisions of this ordinance shall apply to all proposed land disturbing activity that meets any of the following:

|            |            |            |                 |             |                 |           |
|------------|------------|------------|-----------------|-------------|-----------------|-----------|
| 11/12/2019 | 11/15/2019 | 11/26/2019 | Street Lighting | JEFF HERNKE | REVIEW COMPLETE | See notes |
|------------|------------|------------|-----------------|-------------|-----------------|-----------|

Notes:

There is underground street light facilities in the terrace of E. Sunset. Calling Digger's Hotline will get this utility marked. No comments regarding City owned fiber.

|            |            |            |         |                |                 |             |
|------------|------------|------------|---------|----------------|-----------------|-------------|
| 11/12/2019 | 12/23/2019 | 11/26/2019 | Traffic | Michael Grulke | REVIEW COMPLETE | No Comments |
|------------|------------|------------|---------|----------------|-----------------|-------------|

Notes:

Review Group: AUTO

|            |            |            |                     |               |  |  |
|------------|------------|------------|---------------------|---------------|--|--|
| 11/12/2019 | 11/26/2019 | 11/26/2019 | Building Inspection | KRISTIN STONE |  |  |
|------------|------------|------------|---------------------|---------------|--|--|

Notes:

|            |  |            |      |                    |  |  |
|------------|--|------------|------|--------------------|--|--|
| 11/12/2019 |  | 11/26/2019 | Fire | Brian Charlesworth |  |  |
|------------|--|------------|------|--------------------|--|--|

Notes:

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|   |            |            |                     |               |                          |              |
|---|------------|------------|---------------------|---------------|--------------------------|--------------|
| 11/12/2019  | 11/12/2019 | 11/26/2019 | General Engineering | DAVID BUECHL  | ADDITIONAL INFO REQUIRED | see notes    |
| <p>Notes:</p> <p>1. Depending on the final design, the following permits or approvals may be needed:</p> <p>a. City of Waukesha Storm Water Erosion Control Permit</p> <p>2. Additional required submittals include:</p> <p>a. Easements, if applicable</p> <p>b. Impact fees</p> <p>c. Letter of credits</p> <p>3. The construction drawings, storm water facility maintenance agreement, easements, and Bonds should be reviewed and approved prior to the construction being started.</p> <p>Site Plan</p> <p>1. Show and label existing easements.</p> <p>2. Label ADA path from building to ADA parking spot; and ADA path from public sidewalk to building entrance.</p> <p>3. Label ADA building entrance.</p> <p>4. Provide parking easement.</p>                         |            |            |                     |               |                          |              |
| 11/12/2019  |            | 11/26/2019 | Parks               | Unassigned    |                          |              |
| Notes:  |            |            |                     |               |                          |              |
| 11/12/2019  |            | 11/26/2019 | Planning            | ROBIN GRAMS   |                          |              |
| Notes:  |            |            |                     |               |                          |              |
| 11/12/2019  |            | 11/26/2019 | Planning Commission | Unassigned    |                          |              |
| Notes:  |            |            |                     |               |                          |              |
| 11/12/2019  | 1/9/2020   | 11/26/2019 | Water Utility       | Chris Walters | REVIEW COMPLETE          | See Comments |
| <p>Notes:</p> <p>1) The developer will need to complete the Water Service – Connections and Meters Application from the website and return it to the Waukesha Water Utility. The Water Utility will invoice the developer based on the size of the meter required. Please submit and refer any questions regarding the service to Tom Krause at tkrause@waukesha-water.com or 262-409-4462.</p> <p>2) A new 8"x6" tap from the existing water main in Sunset is required. The tap will be performed only by Waukesha Water Utility and the contractor shall provide traffic control, excavation, trench shoring, restoration, and means of lowering tapping machine. A tap fee does apply. Please coordinate with Chris Walter at 262-901-5886 or cwalter@waukesha-water.com.</p> |            |            |                     |               |                          |              |