

# Project Reviews

## City of Waukesha

**Project Number: CSM16-00138**

Description: **Fields Auto Waukesha**

Applied: **11/15/2016**

Approved:

Site Address: **1901 E MORELAND BL**

Closed:

Expired:

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

Status: **UNDER REVIEW**

Applicant: **THE REDMONDCO**

Parent Project:

Owner: **LRG LLC**

Contractor: **<NONE>**

Details:

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
11/16/2016	11/29/2016	11/22/2016	Street Design	Margaret Liedtke	REVIEW COMPLETE	
Notes: C 2.0 – Is the number of handicap parking stalls correct for the number of different operations? C 3.0 – How will a handicap person access the sales building? Is there a curb ramp not shown? C 5.1 – Where is the bike path pavement going? C 5.3 - Detail for Handicap striping – color should be white. The parking lot layout on the proposed Preliminary Landscape plan does not match the other parking lot drawings.						
11/16/2016	11/28/2016	11/22/2016	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	No comments.
Notes:						
11/16/2016	11/21/2016	11/21/2016	Subdivision and Platting	DAVID BUECHL	REVIEW COMPLETE	See notes
Notes: 1. No CSM submitted for review. 2. The following items should be submitted: a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project. b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.						
11/16/2016	11/30/2016	11/22/2016	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes: No Comments						
11/21/2016	12/7/2016	11/21/2016	Addressing	Greg Schauer	ADDITIONAL INFO REQUIRED	See notes
Notes: Unable to complete review - no CSM attached.						

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11/28/2016	12/7/2016	11/28/2016	CSM/Plat Closure	Greg Schauer	ADDITIONAL INFO REQUIRED	
Notes: Unable to complete review - no CSM attached						
Review Group: AUTO						
11/15/2016		11/15/2016	Common Council	UN		
Notes:						
11/15/2016	12/13/2016	11/15/2016	Fire	Brian Charlesworth	REVIEW COMPLETE	None
Notes:						
11/15/2016	11/23/2016	11/15/2016	General Engineering	DAVID BUECHL	REVIEW COMPLETE	See notes
Notes: Certified Survey Map 1. No CSM submitted for review. A CSM is needed to combine the lots. 2. The following items should be submitted: a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project. b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing. 3. Confirm if all adjoining right of way has been formally dedicated. If not, the right of way should be formally dedicated. 4. In accordance with Wisconsin State Statute 236.20(2)(f) as referenced by 236.34(1)(c): Show existing easements, if applicable. ALTA Survey 1. Confirm that joint driveway access limitation is not affected by proposed development. General 1. The following items should be submitted: c. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project. d. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing. 2. Permits will be needed for the project, including, but not limited to: a. City storm water/erosion control permit b. City street opening permit c. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit., if applicable. d. Confirm if Wisconsin DOT permit is needed for project work. Provide copy for City filing. Sheet G000 1. 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. Sheet AS-100 1. A storm water management plan and DNR NOI permit are needed for the site development. Sheet T 1.0 1. 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. Sheet C1.0 Existing Conditions and Demolition 1. No comments.						

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### Sheet 2.0 Site Plan

1. Confirm using turning templates that City fire trucks, and delivery trucks can adequately drive around the site.
2. Confirm parking lot sideyard setbacks are met.

### Sheet 3.0 Grading and Erosion Control Plan

1. Add proposed contours.
2. Confirm existing drainage patterns are maintained.
3. Several proposed retaining walls are shown directly adjacent to existing lot lines. Confirm adequate area is available for turf and wall maintenance.
4. Confirm drainage paths from tributary areas along side lot lines is maintained and not pushed onto adjoining properties. Provide drainage basin maps to document.
5. Confirm how runoff is captured at E. Moreland Drive.
6. Confirm that runoff is adequately conveyed past building on adjoining parcel at southwest corner of property.
7. The grade is being raised approximately 13 feet at the edge of the new parking lot at the northeast corner of the property. The drainage path along the east lot line should be centered on the lot line. Label contour elevations on adjoining properties to east and west.
8. The proposed building is shown crossing existing utility lines to building on adjacent property to west. Provide documentation that easement and lines are relocated.
9. Show proposed grading for future sidewalk along E. Moreland. The terrace should be 2% cross slope and sidewalk should be 1.5% cross slope. The future sidewalk lines should be shown on plan with BOW spot grades.
10. Per City standard, proposed sidewalk should be installed across the driveway approach. Add City driveway detail to drawings.
11. Show accessible ADA route to future City sidewalk location.

### Sheet 4.0 Utility Plan

1. Show existing storm sewer system for connection into right of way.
2. Televiser existing sanitary sewer lateral and provide to City.
3. Provide storm water management plan.

### Sheet 5.0 to 5.3 Construction Details

1. Update construction sequence.
2. Chapter 32.09(d)(2)(iv): All woodland areas, those proposed to be lost or transplanted during construction and acres or numbers of each. For woodlands proposed to be lost, show individual trees larger than eight (8) inches in diameter that are located within twenty (20) feet of proposed grading boundaries.
3. The erosion control plan should be updated to comply with City Ordinance 32.09.
4. Chapter 32.09(d)(2)(xiii): Final site stabilization instructions should be included in the plan set including seed rates, methodology, fertilizer and erosion matting locations and specifications, and maintenance requirements.
5. Show inlet protection, silt fence, etc.

Add sanitary sewer lateral specifications for connection.

Abandon existing connection at main.

Televiser lateral after construction.

11/15/2016	12/13/2016	11/15/2016	Planning	Doug Koehler	REVIEW COMPLETE	
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### Notes:

Fields Auto Waukesha has recently acquired an adjacent property and as part of an addition to the dealership, will bring all three of the parcels they now own at this site into one approximately 4.5 acre lot. The recently acquired parcel to the west appears to have a shared driveway with the westerly neighbor. Details of any easement should be submitted, and included on the proposed CSM. Staff recommends approval of the one lot CSM with all comments from the Engineering Dept., Water Utility and Fire Dept. to be addressed.

Signature lines on CSM should be corrected.

11/15/2016		12/15/2016	Planning Commission	Doug Koehler		
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### Notes:

11/15/2016	12/12/2016	11/15/2016	Water Utility	Chris Walters	REVIEW COMPLETE	no comments
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### Notes:

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- No Comments