

Project Reviews

City of Waukesha

Project Number: SPAR21-00042

Description: **Best Buy Office and Warehouse - site and bldg reno**

Applied: **8/27/2021**

Approved:

Site Address: **1822 DOLPHIN DR**

Closed:

Expired:

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

Status: **UNDER REVIEW**

Applicant: **Josh Mory**

Parent Project:

Owner: **HENDRICKS COMMERCIAL PROPERTIES LLC**

Contractor: **<NONE>**

Details:

PC21-0095

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:

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

- Lot line dimensions need to be shown on the plan sheets per the Development Handbook
- Label emergency overflow routes per the Development Handbook
- Show locations and species of existing trees in the tree survey per City Erosion Control Ordinance
- Label/clarify proposed limits of disturbance
- Location and dimensions of all temporary topsoil and dirt stockpiles need to be shown on erosion control per Development Handbook
- Anticipated start and completion date of each land disturbing activity, including installation of BMPs are required per Development Handbook
- Pre and post-development runoff coefficients required
- Is the service walk/concrete slab that leads from the West side of the building to the parking lot ADA compliant? What are the dimensions of the slab there?
- Any off-site drainage needs to be included in stormwater and storm sewer calculations. Hydrology / drainage area exhibit does not appear to include off-site drainage from the north in calculations.

Stormwater Comments:

See below for comments.

- Peak Discharge & Infiltration requirements ARE required per CH 32.10 (d):
 "For redevelopment sites where the redevelopment replaces older development that was subject to the stormwater management requirements of this Chapter on or after October 1, 2004, the responsible party shall meet the total suspended solids reduction, peak flow control, infiltration, and protective area standards applicable to the older development or meet the current requirements of this Chapter, whichever are more stringent. The applicant shall meet with the Authority prior to preparing a storm water management plan to determine the applicability of these requirements early in the site planning process."
- Update stormwater management plan to show the site meets the peak discharge and infiltration requirements as outlined in CH 32.10.
- Stormwater maintenance agreement must be in the current City of Waukesha format. Templates are available upon request – contact knysome@waukesha-wi.gov to receive a copy.
- Include cover sheets for various stormwater management plan attachments to clarify the different sections and differentiate between existing vs proposed data.
- Any off-site drainage needs to be included in stormwater and storm sewer calculations. Hydrology / drainage area exhibit does not appear to include off-site drainage from the north in calculations.

Project Reviews

City of Waukesha

9/1/2021	9/15/2021	9/10/2021	Sanitary Sewer	Chris Langemak		See comments
Notes:						
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.						
9/1/2021	9/15/2021	9/10/2021	Storm Sewer	Chris Langemak	REVIEW COMPLETE	See comments
Notes:						
1. There is a City of Waukesha storm sewer in an easement on the eastern portion of the lot. Any adjustments that are necessary due to the construction project shall be completed per the City's specifications.						
9/1/2021	9/9/2021	9/10/2021	Stormwater	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
Notes:						
See attached Site Drainage and Grading Plan Checklist (Grading and Drainage Plans section) and below for comments.						
<ul style="list-style-type: none"> • Lot line dimensions need to be shown on the plan sheets per the Development Handbook • Label emergency overflow routes per the Development Handbook • Show locations and species of existing trees in the tree survey per City Erosion Control Ordinance • Label/clarify proposed limits of disturbance • Location and dimensions of all temporary topsoil and dirt stockpiles need to be shown on erosion control per Development Handbook • Anticipated start and completion date of each land disturbing activity, including installation of BMPs are required per Development Handbook • Pre and post-development runoff coefficients required • Is the service walk/concrete slab that leads from the West side of the building to the parking lot ADA compliant? What are the dimensions of the slab there? • Any off-site drainage needs to be included in stormwater and storm sewer calculations. Hydrology / drainage area exhibit does not appear to include off-site drainage from the north in calculations. 						
Stormwater Comments:						
See below for comments.						
<ul style="list-style-type: none"> • Peak Discharge & Infiltration requirements ARE required per CH 32.10 (d): "For redevelopment sites where the redevelopment replaces older development that was subject to the stormwater management requirements of this Chapter on or after October 1, 2004, the responsible party shall meet the total suspended solids reduction, peak flow control, infiltration, and protective area standards applicable to the older development or meet the current requirements of this Chapter, whichever are more stringent. The applicant shall meet with the Authority prior to preparing a storm water management plan to determine the applicability of these requirements early in the site planning process." • Update stormwater management plan to show the site meets the peak discharge and infiltration requirements as outlined in CH 32.10. • Stormwater maintenance agreement must be in the current City of Waukesha format. Templates are available upon request – contact knysome@waukesha-wi.gov to receive a copy. • Include cover sheets for various stormwater management plan attachments to clarify the different sections and differentiate between existing vs proposed data. • Any off-site drainage needs to be included in stormwater and storm sewer calculations. Hydrology / drainage area exhibit does not appear to include off-site drainage from the north in calculations. 						
9/1/2021	9/2/2021	9/10/2021	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes:						
The City has above and below ground street lighting facilities in the terrace along this property, calling Digger's Hotline, will get these located. The City does not own any fiber facilities within the area.						
9/1/2021		9/10/2021	Wastewater Quality	TIM YOUNG		
Notes:						

Project Reviews

City of Waukesha

Review Group: AUTO						
8/27/2021		9/21/2021	Building Inspection	KRISTIN STONE		
Notes:						
8/27/2021		9/10/2021	Fire	Brian Charlesworth		
Notes:						
8/27/2021	9/10/2021	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>						
8/27/2021	9/15/2021	9/10/2021	Planning	Jeff Fortin	REVIEW COMPLETE	
Notes:						
1. Parking lot islands shown on site plan shall be converted to landscaped islands with plantings/trees/grass.						
8/27/2021		9/10/2021	Planning Commission	Unassigned		
Notes:						
8/27/2021		9/10/2021	Water Utility	Chris Walters		
Notes:						