

Project Reviews

City of Waukesha

Project Number: CSM16-00135

Description: **Coast Car Wash (CSM & Final SPAR)**

Applied: **11/14/2016**

Approved:

Site Address: **1676 ARCADIAN AV**

Closed:

Expired:

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

Status: **UNDER REVIEW**

Applicant: **Coast Car Wash**

Parent Project:

Owner: **TDX LLC**

Contractor: **<NONE>**

Details:

CSM and final SPAR.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

11/16/2016	12/2/2016	11/16/2016	Subdivision and Platting	DAVID BUECHL	REVIEW COMPLETE	See notes
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Notes:

23.051(7) No Building Permits Issued before Recording. No building permits shall be issued for construction on any parcels created by certified survey map until the map has been recorded by the Register of Deeds.

1. Confirm if Arcadian Avenue and Anitol Avenue right of ways have been formally dedicated. If not, the right of ways should be dedicated.
2. Additional right of way should be dedicated along Arcadian Avenue so proposed sidewalk and proposed sanitary sewer will be located in public right of way. The CSM should be updated.
3. A temporary limited easement is shown along right of way. Please provide digital copy to City for filing.

Review Group: AUTO

11/14/2016		11/14/2016	Common Council	UN		
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Notes:

11/14/2016	12/13/2016	11/14/2016	Fire	Brian Charlesworth	REVIEW COMPLETE	None
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Notes:

11/14/2016	11/16/2016	11/14/2016	General Engineering	DAVID BUECHL	REVIEW COMPLETE	See notes
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Notes:

Sheet C-1 Site Plan

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.
2. Provide turning movement analysis for fire trucks, delivery trucks through parking lot and drive through.
3. Show existing underground pipes on site and adjoining site, and in public right of ways.
4. Show existing easements.

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5. A proposed driveway access is shown from Arcadian Avenue and Anitol Avenue. The Arcadian Avenue access is within the zone of influence of the intersection with Les Paul Parkway (STH 164). The access off of Arcadian Avenue will require Wisconsin DOT approval. The Developer should obtain this approval prior to City site layout approval. A traffic study may be required by the Wisconsin DOT.
 - a. Confirm if any existing access limitations are present on this property along Arcadian Avenue.
 6. A current title report should be obtained and submitted to the City for both parcels including all restrictions, covenants, and easements of record.
 7. More detail is needed to show where the proposed drainage is intended to be directed. Confirm how the site runoff will be collected from conveyed off site. Additional storm sewer measures are needed.
 8. It appears that a proposed fence is shown within the vision corner easement. The plan should be revised. Additional fence details should be added to the Drawings.
 9. Additional contour labels should be added. Off site runoff should be properly directed around the site.
 10. It appears that the building is shown within the building setback. Please confirm.
 11. Many more spot grades are needed around the development site to confirm drainage problems are not being created.
 12. Existing easements on the site should be shown including source documentation.
 13. A note should be added: Repair limits in street will be determined in field at the time of permanent repair.
 14. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
 15. Show grades for match point of curb removal and replacement.
 16. Show removal limits for whole street from flange to flange. The street will need to be milled and paved.
 17. Add Note: Removal limits of repair are approximate and will be determined in the Field by the City.
 18. Add City driveway detail. Indicate 7 inch thick concrete.
 19. Add City standard curb and gutter detail.
 20. Confirm proper ditch grading along Anitol Avenue and culvert sizing, if applicable.
 21. 22.53(1) TRAFFIC VISIBILITY. (Am. #38-02) In all districts no structures, fences, or vegetation shall be permitted on a corner lot within twenty (20) feet of the point of intersection of the right-of-way lines (the "corner") which obstructs or interferes with traffic visibility.
 22. Grade for future sidewalk along Anitol Avenue and STH 164 as part of this project. Show future location of sidewalk along both streets in dashed line with spot grades. The future terrace slope should be assumed to be 2%.
 23. Proposed sidewalk should be added along the north side of Arcadian Avenue from Anitol Avenue to STH 164.
 24. Provide copy of wetland delineation.
- Storm Water

Sheet C-2 Grading and Erosion Control Plan

1. Submit area of site disturbance.
2. Prepare storm water management plan, as applicable to DNR requirements and City Ordinance.
3. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each building.
4. 32.09(c)1 Access Drives and Tracking. Provide access drive(s) for construction vehicles that minimize tracking of soil off site using BMP(s) such as stone tracking pads, tire washing or grates. Minimize runoff and sediment from adjacent areas from flowing down or eroding the access drive.
5. 32.09(c)3 Inlet Protection. Protect inlets to storm drains, culverts and other storm water conveyance systems from siltation until the site is stabilized.
6. 32.09(c)9 Site Dewatering. Treat pumped water to remove sediment prior to discharge from the site, using BMPs such as sediment basins and portable sediment tanks.
7. 32.09(c)10 Dust Control. Prevent excessive dust from leaving the construction site through construction phasing and timely stabilization or the use of BMPs such as site watering and mulch - especially with very dry or fine sandy soils.
8. 32.09(c)13 Sediment Cleanup. By the end of each workday, clean up all off-site sediment deposits or tracked soil that originated from the permitted site. Flushing shall not be allowed unless runoff is treated before discharge from the site.
9. 32.09(c)14 Final Site Stabilization. All previous cropland areas where land disturbing activities will not be occurring under the proposed grading plans, shall be stabilized upon permit issuance. Stabilize all other disturbed areas within 7 days of final grading and topsoil application. Large sites shall be treated in stages as final grading is completed in each stage. Any soil erosion that occurs after final grading or the application of stabilization measures must be repaired and the stabilization work redone.
10. 32.09(c)15 Temporary Site Stabilization. Any disturbed site that remains inactive for greater than 7 days shall be stabilized with temporary stabilization measures such as soil treatment, temporary seeding or mulching. For purposes of this subsection, "inactive" means that no site grading, landscaping or utility work is occurring on the site and that precipitation events are not limiting these activities. Frozen soils do not exclude the site from this requirement.
11. 32.09(d)(2)(B)(xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;
12. 32.09(d)(2)(B)(xiii) Final site stabilization instructions for all other disturbed areas, showing areas to be stabilized in acres, depth of applied topsoil, seed types, rates and methodology, fertilizer, sod or erosion matting specifications, maintenance requirements until plants are well established, and other BMP(s) used to stabilize the site;
13. 32.09(d)(2)(B)(xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to properly implement the plan,

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including estimated starting date of grading, timing and sequence of construction or demolition, any construction stages or phases, utility installation, dewatering plans, refuse disposal, inspection requirements, and the installation, use, and maintenance of BMP(s) proposed in the plan;

14. 32.10(c)21. Location and descriptive notes for any existing or proposed easements, right-of-ways, vision corners or other known site restrictions. Road right-of ways and building setbacks shall be in compliance with all applicable administrative codes, adopted plans and ordinances;

15. 32.09(d)(2.)(B.)(xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;

16. 32.09(d)(2.)(B.)(xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to prope

11/14/2016	12/13/2016	11/14/2016	Planning	Doug Koehler	REVIEW COMPLETE	
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Notes:

The applicant would like to construct and operate a car wash facility on the northwest corner of Arcadian Ave. and Les Paul Parkway. This will be about a 2.4 acre parcel, B-5 zoning is also being sought at this time, under which a car wash facility is a conditional use. The proposal includes an approximately 4000 sq. ft. automatic car wash facility with visitor parking and vacuum stations as well as a separate employee parking area. The paving must be set back at least 15 feet from the right-of-way or 10 feet with a landscaped berm. The driveway opening onto Anitol must not exceed 30 feet in width. The pay station canopy does not meet the required 50 foot setback, but a variance from the set back was granted by the Board of Zoning Appeals in November. The Business plan indicates hours of operation from 7am to 7pm daily with at 2-3 employees on site during operating hours. Staff recommends final approval of the plans with all staff comments, including Engineering Dept., Fire Dept. and Water Utility to be addressed.

Coast Car Wash has recently acquired to parcels at the intersections of Arcadian Ave., Anitol, and Les Paul Parkway for the development of a car wash facility. To accommodate the proposed development the owner would like to combine the two parcels into a 2.1 acre one lot CSM. Staff recommends approval of the one lot CSM with all comments from the Engineering Dept., Water Utility and Fire Dept. to be addressed.

11/14/2016		12/15/2016	Planning Commission	Doug Koehler		
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Notes:

11/14/2016	12/12/2016	11/14/2016	Water Utility	Chris Walters	REVIEW COMPLETE	
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Notes:

CSM - no comments on CSM

FINAL SITE PLAN AND ARCHITECTURAL REVIEW

- Records indicate there is a 1-1/4" water service to the property. The proposed 2" water service cannot be connected to the existing 1-1/4" service. It must be tapped from the main, rather than connected to the smaller service.
- The tap shall be installed with an 8"x2" tapping sleeve and 2" corporation (to be supplied and installed by Waukesha Water Utility). The contractor shall perform excavation to the main, provide trench, shield, and means for lowering tapping machine.
- The developer will need to complete the Water Service – Connections and Meters Application from the website and return it and the associated fee to the Waukesha Water Utility. If a fire line/water lateral service is needed then it will need to be a minimum of 6" Ductile Iron Pipe, Thickness Class 52 or PVC pressure class 200 (DR-14).
- The available fire flow data in the area is older than that which will be allowed to be used for future permitting. The developer and their design team will need to coordinate with the water utility during non-freezing months to obtain the new data required for any fire suppression system modifications or additions that may be needed. The fee for a fire flow test to be performed in 2016 is \$220.

Review Group: FIRST REVIEW

12/2/2016	12/8/2016	12/15/2016	Addressing	Greg Schauer	REVIEW COMPLETE	See notes
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Notes:

Address will remain 1676 Arcadian Ave.

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12/2/2016	12/2/2016	12/2/2016	CSM/Plat Closure	Greg Schauer	REVIEW COMPLETE	See Notes
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Notes:
 Legal description closes. No additional comments.

Review Group: SECOND REVIEW

12/2/2016	12/2/2016	12/2/2016	General Engineering	DAVID BUECHL	REVIEW COMPLETE	See notes
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Notes:

General

1. 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.
 - i. Impact fees
 - ii. Letter of Credits
 - 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.
 - c. Waukesha Water Utility approval.
2. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
 - a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit.
 - b. City of Waukesha Construction Permit.
 - c. City of Waukesha Storm Water Permit.
 - d. Private sanitary sewer approval.
 - e. Wisconsin DOT permit

Sanitary Sewer

1. The building will have a sanitary sewer lateral connecting the City's sewer main. Please provide a post-construction sewer 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.
2. The private sanitary sewer manhole should be moved north to be inside the private property when or if additional right of way is dedicated.
3. All utilities in Arcadian Avenue and Les Paul Parkway in this project limits should be shown and the proposed connection points and design information.
4. Specifications for public sanitary sewer work should be added.
5. Extend sanitary sewer main from south side of Arcadian Avenue to north side of Arcadian Avenue and then west to center of Anitol Avenue.

Subdivision and Platting

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Street Design

Sheet C-1 Site Plan

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intersection with Les Paul Parkway (STH 164). The access off of Arcadian Avenue will require Wisconsin DOT approval. The Developer should obtain this approval prior to City site layout approval. A traffic study may be required by the Wisconsin DOT.

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17. Add Note: Removal limits of repair are approximate and will be determined in the Field by the City.

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24. Provide copy of wetland delineation.

Storm Water

Sheet C-2 Grading and Erosion Control Plan

1. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each building.

2. 32.09(c)1 Access Drives and Tracking. Provide access drive(s) for construction vehicles that minimize tracking of soil off site using BMP(s) such as stone tracking pads, tire washing or grates. Minimize runoff and sediment from adjacent areas from flowing down or eroding the access drive.

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4. 32.09(c)9 Site Dewatering. Treat pumped water to remove sediment prior to discharge from the site, using BMPs such as sediment basins and portable sediment tanks.

5. 32.09(c)10 Dust Control. Prevent excessive dust from leaving the construction site through construction phasing and timely stabilization or the use of BMPs such as site watering and mulch - especially with very dry or fine sandy soils.

6. 32.09(c)13 Sediment Cleanup. By the end of each workday, clean up all off-site sediment deposits or tracked soil that originated from the permitted site. Flushing shall not be allowed unless runoff is treated before discharge from the site.

7. 32.09(c)14 Final Site Stabilization. All previous cropland areas where land disturbing activities will not be occurring under the proposed grading plans, shall be stabilized upon per

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mit issuance. Stabilize all other disturbed areas within 7 days of final grading and topsoil application. Large sites shall be treated in stages as final grading is completed in each stage. Any soil erosion that occurs after final grading or the application of stabilization measures must be repaired and the stabilization work redone.

8. 32.09(c)15 Temporary Site Stabilization. Any disturbed site that remains inactive for greater than 7 days shall be stabilized with temporary stabilization measures such as soil treatment, temporary seeding or mulching. For purposes of this subsection, "inactive" means that no site grading, landscaping or utility work is occurring on the site and that precipitation events are not limiting these activities. Frozen soils do not exclude the site from this requirement.

9. 32.09(d)(2.)(B.)(xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;

10. 32.09(d)(2.)(B.)(xiii) Final site stabilization instructions for all other disturbed areas, showing areas to be stabilized in acres, depth of applied topsoil, seed types, rates and methodology, fertilizer, sod or erosion matting specifications, maintenance requirements until plants are well established, and other BMP(s) used to stabilize the site;

11. 32.09(d)(2.)(B.)(xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to properly implement the plan, including estimated starting date of grading, timing and sequence of construction or demolition, any construction stages or phases, utility installation, dewatering plans, refuse disposal, inspection requirements, and the installation, use, and maintenance of BMP(s) proposed in the plan;

12. 32.10(c)21. Location and descriptive notes for any existing or proposed easements, right-of-ways, vision corners or other known site restrictions. Road right-of ways and building setbacks shall be in compliance with all applicable administrative codes, adopted plans and ordinances;

13. 32.09(d)(2.)(B.)(xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;

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15. 32.09(d)(2.)(C.)(iii) Open channel design and stabilization data to support the selected BMP(s) for stabilization;

Storm Water Plan

1. Complete-Submit area of site disturbance.

2. Prepare storm water management plan, as applicable to DNR requirements and City Ordinance.

3. Page 5 labels the ponds are wet ponds. These ponds appear to be dry ponds.

4. Per DNR Technical Standard, two geotechnical investigations are needed for each storm water pond.

5. Off site areas appear to be tributary to onsite storm water ponds. The drainage basin maps should be revised to take the tributary areas into account.

6. The pre existing curve number conditions is listed as 70. This number is used for pre existing crop lands. It appears that the pre-existing curve number should be 61 for grass.

7. The existing time of concentration is user defined at 6 minutes. The actual Tc should be used.

8. Show tc paths on post condition basin maps.

9. A detail of the pond outlet structures should be included in drawings.

10. A free discharge is shown for the pond designs. The appropriate tailwater elevation should be used for each storm event.

11. 32.10(d)2. Total Suspended Solids. A. By design, each storm water management plan shall meet the following post-development total suspended solids reduction targets, based on average annual rainfalls, as compared to no runoff management controls:

12. 32.10(d)(2)(A.)(ii.) For redevelopment, 40% reduction of total suspended solids load;

13. 32.10(d)6. Site Drainage. Measures shall be implemented to ensure proper site drainage, prevent property damage and protect public health and safety, including the following minimum requirements:

14. 32.10(d)(6.)B. Site grading. Site grading shall ensure positive flows away from all buildings, roads, driveways and septic systems, be coordinated with the general storm water drainage patterns for the area, and minimize adverse impacts on adjacent properties.

15. Show tributary drainage basin areas to site.

16. 32.10(d)(6.)G. Storm sewers. All storm sewers shall be designed in accordance with the City of Waukesha's technical standards and specifications.

17. The storm sewer will likely need Wisconsin DOT approval.

18. Include basin map, for water quality computations.

19. In TSS analysis, the ponds are modeled as bio-filters. The drawings show the ponds as dry ponds. The drawings or the TSS design need to be updated.