

Project Reviews

City of Waukesha

Project Number: SPAR20-00018

Description: **DPW Salt Storage Shed**

Applied: **4/24/2020**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **Dept of Public Works**

Parent Project:

Owner: **CITY OF WAUKESHA**

Contractor: **<NONE>**

Details:

\$1,440.00 fee

Funds transferred from Eng. 3394.68220, to Planning, 1720.45920

PC20-0028

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
4/28/2020		5/8/2020	Erosion Control	VELVET WEIER		
Notes:						
4/28/2020	5/4/2020	5/8/2020	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	No comments
Notes:						
4/28/2020	5/4/2020	5/8/2020	Storm Sewer	Chris Langemak	REVIEW COMPLETE	No comments
Notes:						
4/28/2020	5/8/2020	5/8/2020	Stormwater	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes:						
See General Review comments						
4/28/2020	4/29/2020	5/8/2020	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes:						
No comments regarding City owned street lights and fiber.						

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4/28/2020	5/21/2020	5/8/2020	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes:						
5/20/2020	5/20/2020	5/20/2020	General Engineering	David Buechl	ADDITIONAL INFO REQUIRED	see notes

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Notes:

1. Depending on the final design, the following permits or approvals may be needed:
 - a. City of Waukesha Storm Water Erosion Control Permit
 - b. Wisconsin DNR NOI, if over 1 acre of disturbance. List site disturbance area on drawing.
 - c. City of Waukesha – Engineering Division Construction Permit for working in public right of way.
 - d. Wisconsin DNR Chapter 30 grading permit. A significant amount of grading is proposed in close vicinity to the existing creek.
 - d1. Show creek limits that exist in area shown on drawing.
 - d2. Contact DNR staff to confirm that a DNR permit is not needed prior to project approval since property purchase may be contingent on project approval. For example, a Chapter 30 grading permit may be needed if 10,000 sf of grading exists within the unbroken slope of the creek.
2. The construction drawings should be approved and permits obtained prior to the construction being started.
3. 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.
 - 3a. 32.10(e)(12.)H. A cover sheet stamped and signed by a professional engineer registered in the State of Wisconsin indicating that all plans and supporting documentation have been reviewed and approved by the engineer and certifying that they have read the requirements of this ordinance and that, to the best of their knowledge, the submitted comply with the requirements. Stamp drawing with PE stamp.
4. Show existing easements on site, if applicable.
- 5.
6. The site contains Primary Environmental Corridor. The PEC line should be shown and labeled on the Drawing to confirm if disturbance of the PEC is proposed. List delineator line information.
- 7.
8. Install 4-inch x 4-inch cedar posts along wetland line located south of building to prevent future disturbance of wetlands.
9. Wetlands exist on the site, and no proposed disturbances are shown. Engineering review is proceeding under the assumption that no wetland disturbance is proposed for this site.
10. Add construction sequence to erosion control plan.
11. Add tracking pad to erosion control plan.
12. An existing farm or other access drive is located along the east lot line that crosses the railroad tracks. It appears that large farming equipment such as combines has been utilizing this access to farm on the adjacent property.
 - 12a. Obtain title report to confirm if any other existing easements are located on site.
 - 12b. If no written or recorded easements exist, the existing farm use on the adjoining lot and drive access to the east may be enough evidence as determined by a court to grant a prescriptive easement to the lot owner to the east to be wide enough to drive farm combine equipment through the site. This drive may conflict with the proposed drawing layout.
 - 12c.
13. 32.09 (2)(b): (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; Complete tree survey. It is noted that removal of trees within the PEC may be proposed.
 - 13a. Label tree species and diameter within 20 feet of disturbance limit.
14. Add curb around parking lot.
 - 14a. Show limits of roll curb.
15. Submit design checklists
16. Provide thicker concrete section across driveways and sidewalks for commercial and industrial uses being 7 or 8 inches. Label on drawing.
17. Note 9 on sheet 1 states the parking lot will be constructed over a closed landfill. Is this true?

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Review Group: AUTO						
4/24/2020	5/12/2020	5/8/2020	Building Inspection	KRISTIN STONE		
Notes:						
4/24/2020		5/8/2020	Fire	Brian Charlesworth		
Notes:						
4/24/2020	4/24/2020	5/8/2020	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes

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Notes:

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 - b. Wisconsin DNR NOI, if over 1 acre of disturbance. List site disturbance area on drawing.
 - c. City of Waukesha – Engineering Division Construction Permit for working in public right of way.
 - d. Wisconsin DNR Chapter 30 grading permit. A significant amount of grading is proposed in close vicinity to the existing creek.
 - d1. Show creek limits that exist in area shown on drawing.
 - d2. Contact DNR staff to confirm that a DNR permit is not needed prior to project approval since property purchase may be contingent on project approval. For example, a Chapter 30 grading permit may be needed if 10,000 sf of grading exists within the unbroken slope of the creek.
2. The construction drawings should be approved and permits obtained prior to the construction being started.
3. 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.
 - 3a. 32.10(e)(12.)H. A cover sheet stamped and signed by a professional engineer registered in the State of Wisconsin indicating that all plans and supporting documentation have been reviewed and approved by the engineer and certifying that they have read the requirements of this ordinance and that, to the best of their knowledge, the submitted comply with the requirements. Stamp drawing with PE stamp.
4. Show existing easements on site, if applicable.
5. Chapter 6.13 Driveways (4): The driveway width should not be greater than 35' at the curb and 30' at the sidewalk, unless the property is in a district zoned for industrial use. In a district zoned for industrial use, the driveway width cannot be greater than 50' at the curb and 45' at the property line. The total frontage of all driveways servicing the premises in any district cannot exceed 90' without approval of the Council.
 - a. Label driveway widths.
 - b. Confirm if a variance has been obtained to increase the driveway widths, if exceeding the limits above.
6. The site contains Primary Environmental Corridor. The PEC line should be shown on the Drawing to confirm if disturbance of the PEC is proposed. List delineator line information.
7. Show existing wetland line to north of proposed building to document wetland setbacks shown. Add additional sheet if needed.
8. Install 4-inch x 4-inch cedar posts along wetland line located south of building to prevent future disturbance of wetlands.
9. Wetlands exist on the site, and no proposed disturbances are shown. Engineering review is proceeding under the assumption that no wetland disturbance is proposed for this site.
10. Add construction sequence to erosion control plan.
11. Add tracking pad to erosion control plan.
12. An existing farm or other access drive is located along the east lot line that crosses the railroad tracks. It appears that large farming equipment such as combines has been utilizing this access to farm on the adjacent property.
 - 12a. Obtain title report to confirm if any other existing easements are located on site.
 - 12b. If no written or recorded easements exist, the existing farm use on the adjoining lot and drive access to the east may be enough evidence as determined by a court to grant a prescriptive easement to the lot owner to the east to be wide enough to drive farm combine equipment through the site. This drive would conflict with the proposed drawing layout.
 - 12c. The site plan should be modified.
13. 32.09 (2)(b): (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; Complete tree survey. It is noted that removal of trees within the PEC may be proposed.
14. Add curb around parking lot.
15. Submit design checklists
16. Provide thicker concrete section across driveways and sidewalks for commercial and industrial uses being 7 or 8 inches. Label on drawing.

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4/24/2020		5/8/2020	Parks	Unassigned		
Notes:						
4/24/2020		5/8/2020	Planning	ROBIN GRAMS		
Notes:						
4/24/2020		5/8/2020	Planning Commission	Unassigned		
Notes:						
4/24/2020	5/7/2020	5/8/2020	Water Utility	Chris Walters	REVIEW COMPLETE	See comments
Notes: Water Utility records to not show evidence of a water main easement as is shown on the plan. Is this intended to be proposed? Please provide further information.						