

# Project Reviews

## City of Waukesha

**Project Number: SPAR22-00060**

**Description: 2301 Bluemound Rd - Jilly's Car Wash**

**Applied: 12/19/2022**

**Approved:**

**Site Address:**

**Closed:**

**Expired:**

**City, State Zip Code: ,**

**Status: RECEIVED**

**Applicant: Briohn Building Corp**

**Parent Project:**

**Owner: Dominic J & Elavne M Albanese Living Trust**

**Contractor: <NONE>**

**Details:**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
12/20/2022	1/5/2023	1/6/2023	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.

2. 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.

At a minimum the drawing should include:

- Rim/cover elevation
- Invert elevation
- Distances
- Slopes
- Materials
- Contractor
- Installation dates (month and year completed)
- Any notes related to major field changes (ie additional/deleted structures, etc)
- Signed and sealed by professional engineer or registered land surveyor
- Autocad drawing for importing into GIS

A redlined copy of the plans with the proposed information crossed out and the actual information next to it is acceptable and helps the review process.

A video of the completed sanitary lateral from the building to the mainline sewer shall be submitted to the Engineering Division.

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12/20/2022	1/5/2023	1/6/2023	Storm Sewer	Jonathan Schapekahn	REVIEW COMPLETE	See notes
Notes: 1. A record drawing of the storm sewer facilities sealed by a professional engineer or registered land surveyor shall be submitted to the Engineering Division.  At a minimum the drawing should include: <ul style="list-style-type: none"> <li>• Rim/cover elevation</li> <li>• Invert elevation</li> <li>• Distances</li> <li>• Slopes</li> <li>• Materials</li> <li>• Contractor</li> <li>• Installation dates (month and year completed)</li> <li>• Any notes related to major field changes (ie additional/deleted structures, etc)</li> <li>• Signed and sealed by professional engineer or registered land surveyor</li> <li>• Autocad drawing for importing into GIS</li> </ul> A redlined copy of the plans with the proposed information crossed out and the actual information next to it is acceptable and helps the review process.						
12/20/2022		1/6/2023	Street Design	Brandon Schwenn		
Notes:						
12/20/2022	1/3/2023	1/6/2023	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	see notes
Notes: No comments regarding city owned streetlights or fiber.						
12/20/2022	1/5/2023	1/6/2023	Traffic	DERRIN WOLFORD	REVIEW COMPLETE	See notes
Notes: 1. Update the curb ramp in the northwest corner of the property to either a Type 2 or Type 3.						
12/20/2022	1/6/2023	1/6/2023	Wastewater Quality	TIM YOUNG	REVIEW COMPLETE	See notes
Notes: Salt-based water softener(s) shall meet the City's standard of a minimum of 4000 grains of hardness exchange per pound of salt, shall be equipped with brine reclamation, and shall be optimized for salt use by a City-approved optimizer company in accordance with Waukesha Municipal Code Section 29.08(i)(2)(B) at the time of installation.						
12/21/2022		1/6/2023	Board of Public Works	Kristine Walker		
Notes:						
1/4/2023	1/4/2023	1/5/2023	CSM or Plat Review and Closure	Megan Roessler	REVIEW COMPLETE	see notes
Notes: - Meets all requirements of review checklist and survey closure guidelines. This is also noted in CSM22-00017						

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1/4/2023	1/5/2023	1/5/2023	Addressing	Megan Roessler	REVIEW COMPLETE	see notes
Notes: - Preliminary address plan created. - Building should be addressed off Parklawn Dr. - Disregard previous comments regarding Parklawn Dr. address. City addressing guidelines are phrased in such a way that it will be acceptable to keep existing parcel address off Bluemound.						
1/12/2023	1/13/2023	1/17/2023	Addressing	Megan Roessler	REVIEW COMPLETE	see notes
Notes: - It will be acceptable to use the existing parcel address, 2301 Bluemound Rd., for the new building						
1/12/2023		1/17/2023	General Engineering	David Buechl		
Notes:						
1/12/2023	1/13/2023	1/17/2023	Traffic	DERRIN WOLFORD	REVIEW COMPLETE	See notes
Notes: 1. The curb ramp needing to be updated is to cross the City street and not the County highway. Update the curb ramp in the northwest corner of the property to either a Type 2 or Type 3.						
1/12/2023		1/17/2023	Board of Review	Kristine Walker		
Notes:						
Review Group: AUTO						
12/19/2022	1/11/2023	1/12/2023	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
12/19/2022	1/5/2023	1/6/2023	Fire	Brian Charlesworth	REVIEW COMPLETE	
Notes:						
12/19/2022	1/5/2023	1/6/2023	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes: 1. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include: a. Financial Guarantees b. City Storm Water Permit. This permit will need to be obtained prior to starting work, and obtaining a building permit. 2. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, and financial guarantees should be reviewed and approved prior to the CSM being approved by the City. If the location of any site work needs to be changed as a result of the approved construction drawings, the CSM should be updated to reflect the needed changes. 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. 4. A note in the application submittal states that signage is not included in this submittal. If determined by City Traffic Engineer, any public street right						

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of way traffic signage not shown on the plan shall be added prior to issuance of building permit.

5. Proposed removals are shown on property owned by Menards. A written approval will need to be obtained to work on Menards property prior to issuance of the building permit.

6. Proposed removals and work is shown in the City right of way. The Contractor will need to obtain a Construction permit prior to starting work.

6a. Show boundary of storm water maintenance facility easement.

7. At the two locations where existing driveway approaches are being removed, the existing City sidewalk will need to be checked for proper slope. If the existing sidewalk does not comply with City design requirements, then the sidewalk will need to be replaced.

7a. The proposed sidewalk across the driveways should be shown with a 1.5% cross slope.

8. Review all City sidewalk adjoining the property limits with a City Engineering representative. If the sidewalk meets replacement criteria due to cracking, missing pieces, or displacement, then the sidewalk will need to be removed and replaced.

9. The existing building has a sanitary sewer lateral connecting the City's sewer main. Please provide a pre and post construction 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.

10. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.

11. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.

12. 32.10(e)11. A storm water BMP maintenance agreement in accordance with section 32.12;

12. a. Submit storm water maintenance agreement using City template. City template can be sent to Engineer. The upfront agreement needs to be recorded at the Waukesha County Register of Deeds prior to issuance of the building permit. The Owner signed Agreement and check for \$30 made payable to Waukesha County is needed.

13. A tree survey is needed. Per 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.

14. In accordance with 32.10(d)(6).H. Structure protection and safety. Flows generated by the 100-year, 24-hour design storm under planned land use conditions may exceed the design capacity of conveyance systems, but shall not come in contact with any buildings.

14a. Show 100-year high water elevation line, if applicable, with elevation, and source.

15. Add Note: The storm water facility shall be inspected by a City of Waukesha inspector at least once during construction and once after final site stabilization of the site.

16. 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.

17. Label ADA access route from ADA parking spot to building and from public sidewalk to building.

18. Add note to drawings: Limits of final City street pavement and curb and gutter removal and replacements to be marked by City Engineering staff in field.

19. Proposed pavement restoration limits in City street for driveway approach removals are shown. The City requires pavement patches to be width to match length, or to centerline of street.

20. Several 2 inch standpipes are shown. What are the 2-inch pvc pipes? This appears to be a private storm sewer or for light fixtures. Please confirm. Who owns this system? What is the system connected to? Was this approved? It may need to be removed.

20a. Show how grading will work on adjoining property with more detail.

21. The outlet pipe for the basin is shown on the Menards property. Confirmation with easement language will be needed to allow this prior to issuance of a building permit.

22. The City Storm water Ordinance does not exempt infiltration for redevelopments. Some infiltration is provided in basin.

23. Is concrete and sidewalk not shown properly in north driveway approach on grading plan?

24. Storm Water Maintenance agreement

24a. Page 1: Update City Hall Address to 201 Delafield St.

24b. Exhibit B: add exhibit with storm water easement boundary using metes and bounds.

25. The ultimate highway right of way width of Bluemound Rd is listed as 100 feet. The existing right of way width is 95 feet. Please confirm with County if an additional 5 feet of right of way needs to be dedicated to Waukesha County along Bluemound Rd.

12/19/2022		1/6/2023	Parks	Melissa Lipska		
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Notes:

12/19/2022		1/6/2023	Planning	ROBIN GRAMS		
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Notes:

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- make sure employee parking is marked, since it appears there are 5 spaces
- Need colored landscape plan
- any information on noise for the vacuums?

12/19/2022		1/6/2023	Planning Commission	Unassigned		
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Notes:

12/19/2022	1/5/2023	1/6/2023	Water Utility	Chris Walters	REVIEW COMPLETE	See comments
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Notes:

- 1) The existing service is 1-1/2" copper. This will need to be abandoned at the water main in the street by plugging the corp at the main.
- 2) If a new 4" service is desired, then a new 8" x 4" tap will need made in the existing water main. Please note that this is only done by Waukesha Water Utility crews. The contractor is responsible for excavating the trench, shoring, and means of lowering the tapping machine, as well as traffic control and pavement restoration. A street opening permit will be needed through City Public Works Dept.
- 3) The cost of the tap is \$3,174.49 and it includes the tapping sleeve and valve, valve box, and inspection.
- 4) Only water utility crews can operate existing valves. Please contact Chris Walter at 262-409-4460 for inspection. 48 hour notice is required to ensure we have availability for the tap as well.
- 5) Lastly, a new water service application is required. This will allow us to size the meter, which will also be installed by Waukesha Water Utility. Please contact Tom Krause at [tkrause@waukesha-water.com](mailto:tkrause@waukesha-water.com) or 262-352-3022 to obtain and submit this permit application.