

**CITY OF WAUKESHA
PLAN COMMISSION**

Application for Review

Date Submitted _____

Name of Project: KLINKE COMMERCIAL DEVELOPMENT

Address (if no address, location): INTERSECTION OF SUNSET DRIVE AND SOUTH PRAIRIE AVENUE

Applicant information:

Name: JOHN BIENO
 Company Name: TJK DESIGN BUILD
 Address: 1012 WEST MAIN ST #201
MADISON, WI 53703
 Phone: 608 257 1090

Owner information:

Name: STEVE KLINKE
 Company Name: KLINKE ENTERPRISES LLC
 Address: 4518 MONONA DRIVE
MADISON, WI 53716
 Phone: 608 222 6060

IMPORTANT: A DIGITAL copy must be submitted with this application (JPG and/or PDF) along with 4 full-size (one of which must be in COLOR) and 7 reduced copies unless waived by the department. The reduced set of copies should only include the project location map showing a 1/2 mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.

<u>TYPE OF REVIEW</u>	<u>FEE</u>
<input type="checkbox"/> Rezoning: Attach <u>COPY</u> of rezoning petition along with fee. Original must be submitted to City Clerk.	\$350
<input type="checkbox"/> Certified Survey Map	\$150 + \$50/lot
<input type="checkbox"/> Plat Review - Plat Reviews are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box)	<input type="checkbox"/> prelim.: \$500 + \$10/lot <input type="checkbox"/> final: \$300 + \$10/lot
<input checked="" type="checkbox"/> ** Site Plan & Arch. Review - Architectural changes do not need preliminary review. (Check appropriate box)	<input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input checked="" type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> ** Conditional Use with Site Plan (Check appropriate box)	<input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> Conditional Use (No Site Plan)	\$200
<input type="checkbox"/> ** Airport Hangar Review	\$300
<input type="checkbox"/> Home Industry (Attach info sheet.)	\$100
<input type="checkbox"/> House Move	\$150
<input type="checkbox"/> Street Vacation	\$150
<input type="checkbox"/> Other (specify): _____	\$100
<input type="checkbox"/> ** PUD Review	\$400 added to S.P.A.R. fee
<input type="checkbox"/> PUD Amendment	\$100
<input type="checkbox"/> Annexations and/or Attachments - Original must be submitted to City Clerk.	No Fee
<input type="checkbox"/> Resubmittal	\$150

** Please attach to this form a Review Checklist if it involves an architectural and/or site plan review.

DEADLINE FOR THE SUBMITTAL IS THE MONDAY FOUR WEEKS BEFORE THE MEETING BY 4:00 P.M.

INTERNAL USE ONLY			
Amount Due: _____	Check #: _____	Amount Paid: _____	Rec'd By: _____

Rev. 03/2015



City and Staff of Waukesha, WI
Cc: Klinke Enterprises, LLC

To whom it may concern,

The Society of St. Vincent de Paul of Waukesha County are in support of the project that Klinke Enterprises, LLC (or assigns) is proposing for the outlot site that sits to the south of our facility located at 818 W. Sunset Drive, Waukesha, WI. In addition, we know that the construction of this project will impact our parking lot and will alter the traffic flow in the southeastern corner of the property. We understand that the construction work will require some patching and repairing of asphalt, excavation/repairs as part of the storm sewer replacement, a construction fence to be temporarily erected and various construction vehicle traffic crossing our site that is allowable as part of a cross access easement document already in place.

Klinke Enterprises agrees to preform restoration work at the completion of this project in the parking lot of our store at 818 W. Sunset Drive that might occur during the construction process of the new Klinke Enterprises facility.

Sincerely,

William J James 9-16-2015

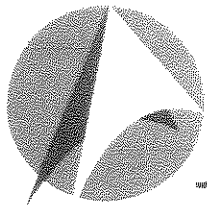
Bill James

Vice President of St. Vincent de Paul of Waukesha County

PLAN COMMISSION CHECKLIST

COMMERCIAL and INDUSTRIAL FINAL PLAN REVIEW

- SUBMITTALS** - Along with the APPLICATION, Four (4) full-size, (one of which must be in COLOR) and seven (7) reduced copies unless waived by the department. The reduced set of copies should include the project location map showing a ½ mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.
- DIGITAL COPY** - One digital copy of all plans (JPG or PDF) including the colored plans.
- DETAILED GRADING PLAN** – An accurate plan at an engineer’s scale of at least 1”=40’ showing the following:
 - The precise locations and dimensions of all proposed structures including proposed first floor grades and garage floor grades. Distances between structures and from structures to property lines must be accurately shown.
 - The precise locations, dimensions, and grades of all other site details, including signs, lighting, trash enclosures, storage buildings, snow storage areas, storm sewer inlets, retaining walls, fences, and all existing trees proposed to be saved. Detailed spot grades must be shown at the top and bottom of all proposed retaining walls and along the bottom of all proposed drainage swales.
 - The precise location, dimensions, and detailed spot grades of all proposed roadways, driveways, parking areas and walks, including future sidewalks on public right-of-ways. Spot grades must be shown at the corners of all parking areas and walkways and along the top and bottom of curbing along all roads and drives.
 - Actual surveyed spot grades showing the existing grades wherever proposed development is proposed to blend with existing development, such as along any existing sidewalks, or along the property lines of adjoining properties.
 - All grades shall be referenced to City Datum.
- STORM WATER MANAGEMENT PLAN** – Detailed information as to how and where storm water will be handled.
- LANDSCAPING PLAN** – An accurate plan showing all proposed plant materials with location, type and size of all proposed plants and the location of all existing plants to be saved.
- UTILITY PLAN** – An accurate plan showing existing and proposed sanitary sewer, storm sewer, water lines, gas, telephone, and electric lines and transformer locations. Plans shall be precisely engineered including locations, grades, materials, and sizes and shall show connections to existing utilities. Plans shall include easements over utility lines as may be required.
- BUILDING PLANS** – Plans for every building shall include the following:
 - Precise floor plans of every floor of every building.
 - Precise elevation drawings of all exterior sides of buildings, indicating materials, finishes, and colors, and all exterior mechanical appurtenances such as heating or air conditioning equipment and vents and satellite dishes, along with the screening for these appurtenances; and
- OTHER PLANS** – Plans showing the exact design and dimensions of all other structures, such as trash enclosures, retaining walls, light fixtures, storage buildings, and fences.
- REVIEW FEE** – A review fee equal to \$200 plus \$10.00 per 1,000 square feet of building.



September 17, 2015

City of Waukesha Engineering Department
Attn: Dave Buechl
130 Delafield Street
Waukesha, WI 53188-3633

RE: Klink Commercial Development
Sunset Drive and Prairie Avenue

Dear Mr. Buechl:

In response to the Plan Commission review comments, dated September 9, 2015, the concerns of the Engineering Department are addressed below in the order that they were received:

General

1. The following items will be submitted.
 - a. The \$430.80 (\$400 for Commercial Building and \$30.80 for 124' of utilities) Stormwater and Erosion Control fee
 - b. All items will be transmitted in electronic form for the next submittal.
 - c. The sanitary sewer lateral will be videotaped prior to making any new connection to the lateral. This will be submitted to the City once the lateral has been videotaped.
2. The following permits may apply to this development:
 - a. The WDNR N.O.I. permit does not apply to this project as there is neither 1 acre of disturbance or the addition of more than ½ acre of new impervious area. The total impervious area on site decreases from 22,350 s.f. to 20,825 s.f.
 - b. The City of Waukesha Storm Water Permit is included with this submittal.
 - c. A sanitary lateral permit will be applied for in the future.
 - d. The Town of Waukesha Right of Way permit will be applied for in the future.

Demo Plan

1. This has been corrected on this plan set.
2. The work shown on the demolition plan has been added to the construction sequence.

Site Plan C-1.1

1. No changes were made

Grading Sheet 1.2

1. The surveyor's certificate has been removed from the plan. This is not the Plat of Survey.
2. The erosion control plan has been updated to comply with City Ordinance 32.09
3. The curb and gutter has been labeled.

4. Spot grades have been added to the back and face of walk.
5. No traffic study was required.
6. The location of the sanitary laterals was provided by the City based on available video records.
7. All existing easements are shown on the plans, including the source documentation.
8. Sidewalk will be installed along Prairie Avenue.
9. The snow storage areas in the vicinity of the alley are adequate per discussions with the architect.
10. There are no storm water management facilities on site. All storm water from the parking lot is directed to the 12" storm sewer running north.
11. The sawcut lines are shown on the plan.
12. The match points are shown on the plan.
13. Spot grades for the sidewalk are provided.
14. The curb and gutter detail have been added to the plans.
15. There is adequate parking on site for the commercial development.
16. Dewatering specs have been added to the plans. See detail sheet.
17. A letter stating that permission to work on the adjoining property will be obtained prior to construction.
18. Sidewalk has been added along S. Prairie Ave.
19. The rest of the adjoining parking lot is shown on sheet C1.0A
20. An access easement is granted on CSM No. 10833
21. The number of parking spots is adequate for this development.

Utility Plan Sheet C1.3

1. The storm sewer sizing computations have been included with this submittal.
2. The proposed site reduces the total impervious area from 22,350 SF to 20,825 SF. Due to the slight decrease in impervious area, the storm water loading on the storm sewer is reduced from existing conditions.
3. There will be no additional storm water measures included on the site. No storm water management is required since this site does not disturb more than 1 acre of land, nor does it add more than ½ acre of impervious surface to the site. Based on the total impervious area, the storm water runoff from the site will decrease slightly.
4. The storm sewer sizing computations have been included with this submittal. Since the total impervious area, and therefore the quantity of runoff, is decreasing, the downstream storm sewers will be able to meet the demand of the development.
5. The easements to discharge storm water from the site exist as part of CSM's 10833 and 9666.

Erosion Control Plan

1. A construction sequence is included on the Grading and Erosion Control Plan
2. Dewatering specs have been added to the plans. See detail sheet.
3. Final site stabilization instructions are included in the grading notes.
4. Dewatering specs have been added to the plans. See detail sheet.
5. There are no woodlands in the vicinity of this project. No trees are proposed to be removed as a result of this construction.
6. The construction dates have been added to the construction sequence notes.
7. The construction dates have been added to the construction sequence notes.

8. No soil borings were completed for this project. The project consists of slab on grade construction and does not include any storm water management features that require soil borings.
 - a. The project consists of slab on grade construction. The soils on site consist of Warsaw soils, which have a depth to groundwater of 5+ feet. Therefore, the minimum 1-foot vertical separation between seasonal high groundwater table and the lowest floor surface is met.
9. The proposed building consists of slab on grade construction. The soils on site consist of Warsaw soils, which have a depth to groundwater of 5+ feet. Therefore, the minimum 1-foot vertical separation between seasonal high groundwater table and the lowest floor surface is met.
10. As there is only one building on site, which is slab on grade construction, there is no need to list the minimum basement elevation on the plans.

Respectfully,

Jahnke & Jahnke Associates Inc.



Josh Radomski, P.E.

JJR/amf

