



**BRIOHN** BUILDING  
CORPORATION

January 10, 2023

Community Development Department – City of Waukesha  
201 Delafield Street, Suite 200  
Waukesha, WI 53188

RE: Response Letter for Jilly's Car Wash (CSM22-00017)

To Whom It May Concern:

Thank you for taking the time to review Jilly's Car Wash CSM Submittal, located at 2301 W. Bluemound Road, and providing comments.

Attached please find item-by-item responses in addition to the revised and resubmitted CSM.

Please do not hesitate to contact me with additional questions. We look forward to collaborating with the City of Waukesha on this proposed development.

Thank you,

Caitlin LaJoie  
Director of Land Development  
[clajoie@briohn.com](mailto:clajoie@briohn.com)  
262-790-0500

DESIGN / BUILD  
CONSTRUCTION

ARCHITECTURAL  
DESIGN

DEVELOPMENT

PROPERTY  
MANAGEMENT

**Project Number: CSM22-00017**

Description: **2301 Bluemound Rd (former restaurant)**

Applied: **12/19/2022**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **RECEIVED**

Parent Project:

Applicant: **Briohn Building Corp**

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

Contractor: **<NONE>**

Details:

**PC22-0343**

**Error on Check #. Correct CK #11837**

LIST OF REVIEWS							Briohn Response Resubmitted 1/10/23
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS	
Review Group: ALL							
12/20/2022		1/6/2023	Sanitary Sewer	Chris Langemak			
Notes:							
12/20/2022	1/5/2023	1/6/2023	Storm Sewer	Jonathan Schapekahm	REVIEW COMPLETE	No comments	
Notes:							
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.							Acknowledged.
12/20/2022	1/5/2023	1/6/2023	Traffic	DERRIN WOLFORD	REVIEW COMPLETE	No comments	
Notes:							
Review Group: AUTO							
12/19/2022	12/22/2022	1/6/2023	CSM OR PLAT REVIEW AND CLOSURE	Megan Roessler		see notes	
Notes: Meets all requirements of review checklist and survey closure guidelines							Acknowledged.
12/19/2022		1/6/2023	Common Council	Unassigned			
Notes:							
12/19/2022		1/6/2023	Fire	Brian Charlesworth			
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. Final Site Plan and storm water management plan b. Financial Guarantees c. City Storm Water 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. 3.4. 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. Add note: A separately recorded storm water maintenance agreement describing the rights, conditions, and restrictions of the storm water facilities is recorded at the Waukesha County Register of Deeds. 5. 22.53 Traffic, Loading, Parking and Access (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. Show vision corner easement on CSM. Add note to CSM: Vision corner easements: No structure, driveway or improvement of any kind is permitted within the vision triangle. No vegetation, bushes, trees, or other visual obstructions may exceed 24 inches in height within vision corner easements platted hereon. Said vision corner easement is granted to the City of Waukesha. No direct vehicular access is allowed over any vision corner easements. 6. Per Wisconsin State Statute 236.20(2)(f) as referenced by 236.34(1m)(c): Show existing and proposed easements. 6a. Show storm water maintenance facility easement. 7.							Acknowledged/revised. Will coordinate financial guarantees, permits, and easements prior to building permit issuance.
12/19/2022		1/6/2023	Planning	Unassigned			
Notes:							
12/19/2022		1/6/2023	Planning Commission	Unassigned			
Notes:							
12/19/2022		1/6/2023	Water Utility	Chris Walters			
Notes:							