

OLLMANN ERNEST MARTIN ARCHITECTS

509 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone
815-544-7792 Fax

March 17, 2016

Mr. Douglas J. Koehler
City of Waukesha
Community Development
201 Delafield Street
Waukesha, WI 53188-3633

RE: Culvers of Waukesha
840 W. Sunset Dr.
Waukesha, WI 53189
Review Comments: 03/15/2016

Mr. Koehler:

We have responded to your review comments as follows; item numbers correspond to the items in the review.

- Item 1 Engineering, Water Utility and Fire Dept comments: *Will be address in the category below.*
- Item 2 Stone Veneer: *The stone veneer has been carried around the building and corner stone has been added per attached drawings.*
- Item 3 Roof top mechanical screening: *The parapet has been raised an additional 2'-6" to screen the mechanical units. Structural calculation have been included.*

Engineer Dept. Comments:

- Item 1a: Applicable Fees: *Fees will be addressed by the General Contractor.*
- Item 1b: Digital copy: *A digital copy of all documents have been attached. (Permit set, Addendum 1: WI state comments, Addendum 2: Waukesha comments, Structural calculations and specifications)*
- Item 1ci: Sanitary Sewer Lateral Video: *Video related work will be addressed by the General Contractor.*
- Item 2: Permits: *Permits will be addressed by the General Contractor.*

Water Utility Comments:

- Item 1: Water service size: *The plumbing demand/fixture count have not change from the existing.*

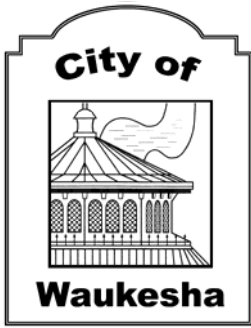
Fire Dept. comments:

- Item 1: *Agree*

Please feel free to contact me with any questions or comments.

Sincerely,

Todd William Ost, AIA
Ollmann Ernest Martin Architects
Cc: File



COMMUNITY DEVELOPMENT

201 DELAFIELD STREET
WAUKESHA, WISCONSIN 53188-3633
TELEPHONE 262/524-3750 FAX 262/524-3751

Jennifer Andrews, Director

jmandrew@ci.waukesha.wi.us

March 15, 2016

Tedd Meredith
Campbell Construction
810 Swan Drive Suite A
Mukwonago, WI 53149

Dear Mr. Meredith:

On March 9, 2016, the City of Waukesha Plan Commission reviewed the request for site plan and architectural review of a proposed addition to and the façade upgrade of the Culvers store at 840 W. Sunset Drive. After careful consideration the Commission granted preliminary approval of the plans with the following conditions:

- All Engineering Dept., Water Utility and Fire Dept. comments and notes must be addressed. A copy of their comments is included for your review.
- Stone veneer should be carried along the base of the entire building and all corners should be treated with the stone columns for complete four sided architecture.
- Any roof top mechanicals extending above the parapet are to be screened appropriately to at least the height of the unit. Please show on the elevations.

If you should have further questions or concerns regarding this issue, please do not hesitate to contact me at (262) 524-3756.

Sincerely,

Douglas J. Koehler
Planner

Engineer Dept. Comments:

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.
 - 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. Sanitary Sewer Lateral Video
 - i. 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. 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. City of Waukesha Storm Water Permit.
 - b. Private sanitary sewer approval.

Water Utility Comments:

- Records indicate the water service to the building is 1½ copper.

Fire Dept. Comments:

- No concerns noted.