

# Project Reviews

## City of Waukesha

**Project Number: SPAR24-00014**

Description: **Griffin Ford**

Applied: **4/1/2024**

Approved:

Site Address: **1940 E MAIN ST**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53186**

Status: **RECEIVED**

Applicant: **Keller Planners Architects Builders**

Parent Project:

Owner: **GRIFFIN FORD INC**

Contractor: **<NONE>**

Details:

**PC24-0524**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
4/2/2024	4/15/2024	4/16/2024	EROSION CONTROL	Cali Bonie	REVIEW COMPLETE	See comments

Notes:

1. Inlet protection needs to be properly labeled.
2. Extend limits of silt fence to the western property line, and to the east about 100'

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4/2/2024	4/16/2024	4/16/2024	SANITARY SEWER	Chris Langemak	REVIEW COMPLETE	See comments
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<p>Notes:</p> <ol style="list-style-type: none"> <li>1. The existing sanitary sewer lateral should be shown.</li> <li>2. If the existing sanitary lateral is being reused, it shall be televised and the video reviewed by the Engineering Division. Any repairs necessary shall be competed as part of the proposed project.</li> <li>3. A utility plans should be included to show how the proposed building</li> <li>4. 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.</li> </ol> <p>At a minimum the drawing should include:</p> <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> <p>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.</p> <p>A video of the completed sanitary lateral from the building to the mainline sewer shall be submitted to the Engineering Division.</p>						
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4/2/2024	4/2/2024	4/16/2024	STORM SEWER	Jonathan Schapekahn	REVIEW COMPLETE	See comments
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<p>Notes:</p> <ol style="list-style-type: none"> <li>1. Cover letter indicates no increase in impervious area. However, the drawings appear to indicate a loss of approximately 1940 SF of existing pervious area with proposed landscape areas of approximately 700 SF. This is a net increase of approximately 1235 SF of impervious area. Review and modify existing stormwater calculations for the underground stormwater facility as necessary to determine what affect the increase will have.</li> <li>2. The proposed building encroaches on the existing maintenance easement for the existing stormwater facility which was a part of the existing Storm Water Management Practice Maintenance Agreement (see document 4247395). A revised maintenance easement and map will need to be created and recorded which can be done using an addendum. This would be addendum #2. A standard city addendum template can be shared upon request.</li> <li>3. The northernmost corner of the proposed building is within 5 feet of an existing 12" storm sewer. Will this sewer be affected by the building construction or foundation?</li> <li>4. Pavement slope at northwest corner of building exceeds 10%.</li> <li>5. How does the parking slope function on the west side of the building just outside the overhead door? The concrete is at elevation 174.00 but there is a 173 contour 5 feet away to the north.</li> <li>6. How will surface water effectively drain along the south side of the building? It appears there is a very shallow "swale" in the asphalt just to the south of the overhead doors. The swale has a longitudinal slope of only about 0.5% which will be difficult to pave. With the steep slope coming down towards the overhead doors, larger storm events may flow right past this swale and flow against the overhead doors.</li> <li>7. Sheet C200 has a "curb &amp; gutter" callout to an existing catchbasin.</li> <li>8. Per the Development Handbook, existing and proposed elevations shall be shown using North American Vertical Datum of 1988 (12).</li> </ol>						
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4/2/2024	4/3/2024	4/16/2024	STREET DESIGN	Craig Ausen	REVIEW COMPLETE	See notes
Notes: Project is located within the City sidewalk plan. Sidewalk should be added. Ensure that the pedestrian ramp and walk on site meet ADA requirements.						
4/2/2024	4/3/2024	4/16/2024	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	Seed notes
Notes: No comments regarding city owned streetlights or fiber.						
4/2/2024	4/2/2024	4/16/2024	TRAFFIC	DERRIN WOLFORD	REVIEW COMPLETE	See notes
Notes: 1. Sidewalk shall be installed along the frontage of the property that is adjacent to Main Street and Moreland Boulevard.						
4/2/2024	4/2/2024	4/16/2024	WASTEWATER QUALITY	TIM YOUNG	REVIEW COMPLETE	See notes
Notes: New or replacement salt-based water softener(s) shall meet the City's code standard of a minimum of 4000 grains of hardness exchange per pound of salt, and shall be optimized for salt use by a City-approved optimizer company in accordance with Waukesha Municipal Code §29.08(i)(2)(B) at the time of installation.						
4/2/2024	4/2/2024	4/16/2024	ENGINEERING CONSTRUCTION	Mathew Vincent	REVIEW COMPLETE	No comments
Notes: No comments						
Review Group: AUTO						
4/1/2024	4/16/2024	4/19/2024	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
4/1/2024	4/2/2024	4/15/2024	Fire	Brian Charlesworth	REVIEW COMPLETE	See Notes
Notes: Per City of Waukesha Municipal Ordinance 21.07, any new commercial building greater than 6,000 sq. ft. or an assembly capacity of 100 or more, will be required to be fully protected by an automatic fire sprinkler system throughout the building. The sprinkler system is also required to be monitored by an automatic fire alarm system in accordance with International Fire Code Chapter 9.						

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4/1/2024	4/9/2024	4/15/2024	General Engineering	Brandon Schwenn	REVIEW COMPLETE	See Notes
<p>Notes:</p> <ol style="list-style-type: none"> <li>Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing prior to starting construction. <ol style="list-style-type: none"> <li>City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf</li> <li>Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre</li> <li>City of Waukesha – Engineering Division Construction Permit for all RW work (If applicable)</li> </ol> </li> <li>Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include: <ol style="list-style-type: none"> <li>Financial guaranties</li> <li>Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.</li> <li>City Storm Water Permit. This permit will need to be obtained prior to starting work, and obtaining a building permit.</li> </ol> </li> <li>The construction drawings, and financial guarantees should be reviewed and approved prior to the construction being started and building permit issued. If the location of any work needs to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes.</li> <li>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.</li> <li>Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.</li> <li>Install sidewalk abutting existing property.</li> <li>The existing parcel 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.</li> <li>Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.</li> <li>All proposed survey datum references shall meet the Development Handbook. This includes all vertical elevations as well.</li> <li>Submit all required checklists for Development Submittals. See City's Development Handbook.</li> <li>See all other comments, including stormwater requirements.</li> </ol>						
4/1/2024		4/15/2024	Parks	Melissa Lipska		
Notes:						
4/1/2024	4/22/2024	4/15/2024	Planning	Doug Koehler		See notes
<p>Notes:</p> <p>The proposed architecture uses a similar style to the existing maintenance garage on the main building. Areas of non masonry materials at the ground level are buffered by a curbed landscape bed or sidewalk from on site vehicles.</p> <p>HVAC equipment should be shown on the plans, and screened appropriately, if on the roof, show location on elevation, with screening if the units are taller than the parapet.</p> <p>A landscape bond for 120% the amount of labor and materials is required.</p> <p>If a transformer is needed for this building the location must be indicated on the site and landscape plan and incorporated into the site design.</p>						
4/1/2024		4/15/2024	Planning Commission	Unassigned		
Notes:						
4/1/2024		4/15/2024	Water Utility	Chris Walters		
Notes:						