

June 19, 2024

Mr. Charlie Griffith, AICP
City Planner
City of Waukesha
201 Delafield Street
Waukesha, WI 53188

RE: Project Number: SPAR20-00024
Boucher Nissan of Waukesha
raSmith Project No.: 3220213.01

Dear Mr. Griffith:

Below are the responses of raSmith to the City of Waukesha's review (applied) on May 22, 2024, regarding the above-referenced matter:

Erosion Control:

1. Silt fence or other appropriate sediment control needed on the western perimeter.

raSmith Response 1. – Erosion: The SW project limits of disturbance are on a ridge and flows to an existing inlet on the disturbed site. The existing inlet will have inlet protection. The NW project limits of disturbance flows to the same existing inlet on the disturbed site. Inlet protection will be used to capture flows from the western perimeter, not silt fence. The south edge of the pavement also flows to the existing inlet on the disturbed site. Silt fence has been extended along the south property line.

Sanitary Sewer:

1. The sanitary sewer lateral shall be shown for the building that is remaining.

raSmith Response 1. – Sanitary: Existing sanitary sewer lateral is being used. Can be seen on sheet C101.

2. 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.

raSmith Response 2. – Sanitary: A sewer lateral video will be submitted to City for review and approval.

3. 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:

- a. Rim/cover elevation
- b. Invert elevation
- c. Distance
- d. Slopes
- e. Materials
- f. Contractor



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- g. Installation dates (month and year completed)
- h. Any notes related to major field changes (ie additional/deleted structures, etc)
- i. Signed and sealed by professional engineer or registered land surveyor
- j. 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.

raSmith Response 3 – Sanitary: A record drawing of the sanitary/storm sewer facilities will be sealed by a professional engineer or registered land surveyor and be submitted to the Engineering Division

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

raSmith Response 6. – Sanitary: A sewer lateral video will be submitted to City for review and approval.

Storm Sewer:

- 1. See the attachment from Ayres Associates dated 6/11/24 for storm related comments.

raSmith Response 1. – Storm Sewer: raSmith will respond to the Ayres Associates comments under separate cover.

Street Lighting:

- 1. There are above and underground street light facilities located just outside the scope the of the project. Calling Digger's Hotline will get these located.

raSmith Response 1. – Lighting: At the time of topographic work, Digger's Hotline notified all utilities to mark their services.

- 2. If any street light facilities need relocation, the developer/owner will be responsible for all costs and all construction shall meet city specifications.

raSmith Response 2. – Lighting: The developer/owner will be responsible for all costs if any street light facilities need relocation. All construction will meet city specs.

- 3. Protect the 24-inch electric manhole when excavating storm inlet on Manhattan Dr. Any damage or repairs will be paid by the developer/owner.

raSmith Response 3. – Lighting: A note has been added to Sheet C101.

- 4. Any questions please contact Jeffrey Hernke jhernke@waukesha-wi.gov.

raSmith Response 4. – Lighting: If we have any questions we will contact Jeffrey Hernke.

Traffic:

- 1. A black on white sign saying "BEGIN RIGHT TURN LANE TO DRIVEWAY AND MANHATTAN DR" with a downward left pointing arrow shall be installed on a new sign pole at the start of the right turn taper for eastbound Moreland Boulevard. The existing "No Parking Any Time" with double arrow sign that would be just



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west of the new sign shall then be relocated to this new sign pole. The old sign pole from the "No Parking Any Time" with double arrow sign shall then be removed and returned to City Garage.

raSmith Response 1. – Traffic: “BEGIN RIGHT TURN LANE TO DRIVEWAY AND MANHATTAN DR” has been added at the start of the taper for eastbound Moreland Blvd.

2. The existing "No Parking" sign on Manhattan Dr south of the development's driveway shall be replaced with a new "No Parking Any Time" with double arrow sign.

raSmith Response 2. – Traffic: The existing "No Parking" sign on Manhattan Dr south of the development's driveway is being replaced with a new "No Parking Any Time" with double arrow sign.

3. A new "No Parking Any Time" with double arrow sign shall be installed approximately 170' south of the "No Parking Any Time" with double arrow that is being replaced which is south of the driveway on Manhattan Drive.

raSmith Response 3. – Traffic: A new "No Parking Any Time" with double arrow sign is in called out approximately 170' south of the "No Parking Any Time" with double arrow that is being replaced.

4. Replace the southernmost driveway apron and sidewalk off of Manhattan Drive as it is all cracked and is a tripping hazard for pedestrian traffic.

raSmith Response 4. – Traffic: Southernmost driveway apron is now being replaced. See sheets C201-C202. The apron and sidewalk are now at 1.5% cross slope per the agreement in the SPAR meeting.

5. Provide a WB-65 truck template plan for WB-65s coming into the site, navigating through the site, and leaving the site.

raSmith Response 5. – Traffic: A WB-65 Truck Template Plan (C204) has been added to the plan set.

6. Parking calculations call for 5 accessible parking spots; however, only 4 accessible parking spots are shown on the civil plans.

raSmith Response 6. – Traffic: Per the discussion in the SPAR meeting, the storage stalls from the service bay requirements are not to be included in the overall ADA count. This methodology has been approved by the City of Waukesha over past dealership projects.

Street Design:

1. Any patches required in City ROW will be reviewed and marked out by City staff.

raSmith Response 1. – Street Design: If any patches are required in City ROW, they will be reviewed and marked out by City staff. Call out has been added to sheet C101.

Building Inspection:

1. Permits required for addition and any other structures. Design Professional may submit to E plan for plan Approval.

raSmith Response 1. – Building Inspection: Design Professional will submit plans to E plan for plan Approval.

Fire:

1. Per City of Waukesha Municipal Ordinance 21.07, any new commercial building greater than 6,000 sq. ft. or any assembly capacity of 100 or more, will be required to be fully protected by an automatic fire sprinkler



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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.

raSmith Response 1. – Fire: The existing building has a sprinkler system. The addition will also have a sprinkler system in accordance with International Fire Code Chapter 9.

General Engineering:

1. See the attachment from Ayres Associates dated 6/11/24 regarding additional review comments for general comments, stormwater management plan, and general engineering.

raSmith Response 1. – General Engineering: raSmith will respond to the Ayres Associates comments under separate cover.

Planning:

1. Confirm “internal green space” refers to landscape island area within the parking lots.

raSmith Response 1. – Planning: “Internal green space” for landscape island area within the parking lots Exhibit has been created and will be submitted in this submittal.

2. On-site parking spaces must be available for all employees during business hours.

raSmith Response 2. – Planning: On-site parking spaces will be available for all employees during business hours.

3. For Final SPAR please provide, at a minimum, elevations clearly identifying all exterior building materials, plus renderings or color elevations.

raSmith Response 2. – Planning: See revised elevation provided by TDI.

4. Location of rooftop mechanical units, transformers and any other ground level mechanical units should be shown on plans for Final SPAR. Provide (and show) screening for any rooftop mechanicals.

raSmith Response 4. – Planning: See revised plans provided by TDI.

5. Please identify the siding materials for the addition. Masonry should be the primary material with other materials as an accent. This requirement does not apply to the full glass sections.

raSmith Response 5. – Planning: See revised plans provided by TDI.

6. Please add or identify changes in relief on at least 20% of the primary façade and 10% of other façades.

raSmith Response 6. – Planning: See revised plans provided by TDI.

7. A new dumpster enclosure will be required for the extra dumpsters on the property if they are not removed prior to submission of a Final SPAR application.

raSmith Response 7. – Planning: A new dumpster enclosure is now proposed in the site plan. See sheets C200-C202.

8. A lighting photometric plan and cutsheets for outside lights must be included with the Final SPAR application. Light spillover at the property boundary may not exceed 0.5 footcandles.



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raSmith Response 8. – Planning: Developer will be requesting a variance.

9. A Conditional Use Permit is now required for new car dealerships. Relocating the dealership to a new building will trigger this requirement. Likely conditions will include: no use of car emergency alarm systems except in actual emergencies, no parking on landscaped areas or in driveways.

raSmith Response 9. – Planning: Conditional Use Permit will be applied for.

Water Utility:

1. A water service application must be obtained and submitted to Tom Krause at tkrause@waukesha-water.com.

raSmith Response 1. – Water: Building is using an existing water service. No application is needed.

If you should have any additional questions, please email me at jeremy.jeffery@rasmith.com, or call me at 262-317-3330.

Sincerely,
raSmith

A handwritten signature in blue ink that reads 'Jeremy J. Jeffery'.

Jeremy J. Jeffery, P.E.
Senior Project Engineer