

Project Reviews

City of Waukesha

Project Number: SPAR24-00041

Description: 1421 E. Moreland Blvd (1610 Manhattan) Nissan (Boucher)

Applied: **7/30/2024**

Approved:

Site Address: **1421 E MORELAND BLVD**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **Professional Consultants, Inc., Chad Kemnitz**

Parent Project:

Owner: **BOUCHER HOLDINGS LLC**

Contractor: **<NONE>**

Details:

PC24-0568

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

7/30/2024	8/13/2024	8/13/2024	GENERAL ENGINEERING	Michael Payant	UNDER REVIEW	See comments.
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Notes:

Please see ayres review letter copied below and saved in the project folder.
August 13, 2024

Mr. Brandon Schwenn, PE
Deputy Director/City Engineer
City of Waukesha – Department of Public Works
201 Delafield Street
Waukesha, WI 53188

Re: Nissan Waukesha
1610 Manhattan Drive
2nd Review

Dear : Mr. Schwenn:

We were requested to review the third submittal for construction plans for Nissan Waukesha dated 07/25/2024 for compliance with the Waukesha Development Handbook (2024), engineering plan checklists, and that previously made comments by Ayres and the City of Waukesha are addressed. This review includes review of stormwater, general engineering, plat of survey, erosion control, site and grading, and utility reviews. Landscaping and photometric plans have not been reviewed. Comments on the submittal are as follows.

Storm Sewer Comments

1. Responsible party for installation of stormwater management practices is to be included.
2. Final SWMP must be sealed by Wisconsin licensed PE.
3. The contractor is to verify pipe material of existing storm sewer that is being connected to.
4. The stormwater management plan should be resubmitted and include ADS storm tech WinSLAMM and hydroCAD data.
5. ADS storm tech on plans should reference appropriate details.

Erosion Control

1. Slopes shown on erosion control plan suggest that sediment and site materials would be able to flow off to the west side of the site where there are no erosion control measures.

General Comments

1. The checklists should be resubmitted and include signatures.

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2. Moreland Blvd. label is not shown on all sheets.
3. A drainage plan was not submitted.
4. Geotechnical engineering report was not submitted.
5. Impact fee payment must be submitted.
6. Review authority to determine any additional optional submittals that could be required.

General Engineering

1. Erosion Control permit is required
2. Wisconsin DNR NOI and NOI for fill site are required.
3. Construction permit is required for all RW work
4. Financial guarantee is required
5. Storm water permit is required

Engineering Plan Checklist

1. Final plans are to be signed and sealed, and checklists must be signed.
2. A WRAPP permit is required.
3. Provide off-site utility easement for Storm Sewer to the south of the property.
4. The stormwater management plan was not resubmitted.
5. Review authority to confirm no optional submittals are required for this project.

Site, Grading and Drainage Plan Conditional Use Permit Checklist

1. The flow arrows shown on the grading plan go against nearby slope directions.
2. Ponding area at sidewalk adjacent the Moreland Boulevard entrance not addressed.
3. The overall grading plan does not have labeled proposed contours.
4. No locations or grades callout out to match existing, low points are not called out.
5. City to confirm whether survey 50-feet outside of site is required. This is a grading and drainage plan requirement and is checked yes although not met.

Certified Survey Map

1. Reviewed by Ayres with no comments.

Our review is of the items noted above and does not include a review of zoning, setbacks, required number of parking stalls, traffic, lighting, structural review or other permits which may be necessary.

Ayres does not make any warranty or guarantee, expressed or implied, that this review has addressed all provisions of the City of Waukesha's codes or ordinances.

Sincerely,

Ayres Associates Inc.

Michael D. Payant, PE
Manager – Engineering Services
Direct: 262.522.4915
PayantM@AyresAssociates.com

Brian Glaszcz, PLS
Manager – Southern Midwest Survey
Direct: 262.522.4919
GlaszczB@AyresAssociates.com

Cc: Derrin Wolford, PE, PTOE, City of Waukesha
Jonathan Schapekahn, PE, City of Waukesha
Austin Johrendt, PE, Ayres Associates
Jared Armstrong, Ayres Associates

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7/31/2024	8/15/2024	8/14/2024	EROSION CONTROL	Robert Wheeler	REVIEW COMPLETE	See Notes
<p>Notes:</p> <ol style="list-style-type: none"> Obtain proper DNR permits if needed Obtain City of Waukesha Erosion Control permit by contacting Rob Wheeler @ rwheeler@waukesha-wi.gov 						
7/31/2024		8/14/2024	GENERAL ENGINEERING	Brandon Schwenn		
<p>Notes:</p>						
7/31/2024	8/14/2024	8/14/2024	SANITARY SEWER	Chris Langemak	REVIEW COMPLETE	See comments
<p>Notes:</p> <ol style="list-style-type: none"> 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. <p>At a minimum the drawing should include:</p> <ul style="list-style-type: none"> Rim/cover elevation Invert elevation Distances Slopes Materials Contractor Installation dates (month and year completed) Any notes related to major field changes (ie additional/deleted structures, etc) Signed and sealed by professional engineer or registered land surveyor Autocad drawing for importing into GIS <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>						
7/31/2024	8/13/2024	8/14/2024	STORMWATER	Jonathan Schapekahn	REVIEW COMPLETE	See comments
<p>Notes:</p> <ol style="list-style-type: none"> Submit Stormwater Maintenance Agreement for review. A template can be provided. See additional Ayres comments regarding stormwater. 						
7/31/2024	8/7/2024	8/14/2024	STREET DESIGN	Craig Ausen	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>Limits of work within City ROW shall be marked by City staff. Work within City ROW shall meet City requirements.</p> <p>Provide a minimum of a 1 ft sidewalk easement for future maintenance</p>						
7/31/2024	8/6/2024	8/14/2024	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	See notes
<p>Notes:</p> <ol style="list-style-type: none"> Existing 24-inch streetlight pull box in the right of way on Manhattan Drive must be protected from excavation during proposed storm water work. Any damage will be repaired at the owner/developer's expense. Contact Jeffrey Hernke, jhernke@waukesha-wi.gov or 262-524-3592 with any questions. 						

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7/31/2024	8/15/2024	8/14/2024	TRAFFIC	DERRIN WOLFORD	REVIEW COMPLETE	See notes
Notes: No further comments from the traffic section.						
7/31/2024	8/7/2024	8/14/2024	WASTEWATER QUALITY	TIM YOUNG	REVIEW COMPLETE	No comments
Notes:						
7/31/2024	8/12/2024	8/14/2024	ENGINEERING CONSTRUCTION	Mathew Vincent	REVIEW COMPLETE	No comments
Notes:						
Review Group: AUTO						
7/30/2024	7/30/2024	8/19/2024	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
7/30/2024	8/7/2024	8/13/2024	Fire	Brian Charlesworth	REVIEW COMPLETE	See Notes
Notes: This building will be required to be protected by an automatic fire sprinkler system.						
7/30/2024	8/13/2024	8/13/2024	General Engineering	Jonathan Schapekahm	REVIEW COMPLETE	See Ayres comments
Notes:						
7/30/2024		8/13/2024	Parks	Melissa Lipska		
Notes:						
7/30/2024	8/21/2024	8/13/2024	Planning	Unassigned	REVIEW COMPLETE	
Notes: <ul style="list-style-type: none"> • All parking spaces must be signed and used as indicated in the approved site plans. Customer and employee parking spaces may not be used for inventory or service storage. • At least 28 parking spaces, or enough spaces for the work shift with the largest number of employees, must be designated and signed specifically for employee parking and reserved for employees only, not used for service storage. • 5,000k color temperature is acceptable for lighting in vehicle display areas. • Provide an elevation drawing of the new dumpster enclosure, to be approved by staff prior to issuance of Building Permits. 						
7/30/2024		8/13/2024	Planning Commission	Unassigned		
Notes:						

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7/30/2024	7/30/2024	8/13/2024	Water Utility	Chris Walters	UNDER REVIEW	See comments
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Notes:

- 1) All new water services require a Water Service Application. Contact Tom Krause at tkrause@waukesha-water.com to obtain a permit application.
- 2) All existing water services that will no longer be used are required to be properly abandoned by cutting and capping in the street. Contact Mat Kadrich (262-408-3492) for inspection and further requirements.