



February 3, 2025

Adam Stein, Principal Architect  
Logic, Design & Architecture, Inc.  
10400 W. Innovation Dr, Suite 330  
Milwaukee, WI 53226

Re: New Building For: Starbucks

Dear Mr. Stein,

On behalf of the City of Waukesha, we have reviewed the application documents dated 01/24/2025 submitted by Logic Design & Architecture, Inc for the project titled *New Building For: Starbucks*.

### **Project Description**

The included proposal is for an approximate 2,750 square foot Starbucks café with drive thru and approximately 330 square foot outdoor patio area. This submittal is for building shell only, Starbucks will submit interior buildout drawings, occupancy applications, signage approvals, etc. under separate covers. As presented, this design is consistent with Starbucks's new prototype but also includes several upgrades (raised parapets, façade articulation, materials in contrasting yet complimentary colors and textures) to ensure consistency with the future vision of the surrounding neighborhood.

This submittal follows the 12/20/2024 Preliminary SPAR submittal and associated 01/15/2025 MSA review.

The Following review comments shall be addressed prior to approval of the *New Building For: Starbucks* construction documents.

### **General**

1. Provide TIA findings to determine improvements needed along W. Sunset Drive.
2. Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits of City for filing prior to starting construction.
  - a. City of Waukesha – Engineering Division Construction Permit for all RW work.
3. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
  - a. Financial guaranties
  - b. Impact Fees
  - c. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
  - d. City Storm Water Permit. This permit will need to be obtained prior to starting work, and obtaining a building permit.
4. 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.
5. 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.
6. See all other comments included in TRAKiT software response.

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**Storm Sewer Exhibit**

7. More detail is needed to confirm drainage areas. INL 2.2 is shown to collect water but appears majority will bypass.
8. EX-2 references existing MH 6. Please coordinate Storm Sewer Comp worksheet with hydrology exhibit.
9. Confirm grate compatibility with frame & coordinate appropriate grate with Storm Sewer Exhibit. (R1661, Type C/R2471, R1772/R2502 Type D)
10. "Ex. MH 7 to INL 6.0" - provide assumptions for area and runoff coefficient to reach cumulative flow.
11. Provide structure naming labels for Storm Sewer Profiles.

**Sheet C-4**

12. Concrete pad at dumpster enclosure will appear as a travel area. Extend line south past face of curb curve to the west at drive through lane.
13. Confirm turning movements allow car in southern most parking stall can back out for exit movement.
14. Recommend Do Not Enter Sign (R5-1) at dumpster area.

**Sheet C-5**

15. Stone tracking pad shown over pavement to remain. Move to area of where pavement is to be removed or use manufactured tracking pad that can be installed over pavement.

**Sheet C-6**

16. Additional information is needed to confirm grading and drainage patterns. Recommend additional spot elevations and flowlines.
17. Grading at entrance of drive through lane shows flowline adjacent to reject curb. Reject curb appears to be a low point. Provide more detail on drainage. If there is to be a flowline in the asphalt, provide detailed spot elevation to clarify. Flow in pavement should be at minimum 1%.
18. Similar to previous comment, at exit of drive through lane shows flowline adjacent to reject curb. Reject curb appears to be a low point. Provide more detail on drainage. If there is to be a flowline in the asphalt, provide detailed spot elevation to clarify.
19. Grading shows flat spot at service window. Hydrology exhibits show a ridgeline in this area. Provide additional detail to clarify high point.

**Sheet C-10**

20. City of Waukesha curb details included on sheet C-11. Remove Pinnacle curb details or update to match City detail. Remove multiple curb details.
21. Provide detail for arrow markings.
22. Provide detail for Do Not Enter markings.
23. Catch basin detail - remove reference to Sanitary structures. Provide separate sanitary structure detail.
24. Confirm grate compatibility with frame & coordinate appropriate grate with Storm Sewer Exhibit. (R1661, Type C/R2471, R1772/R2502 Type D)

**Sheet C-11**

25. Proposed ramp adjacent to existing at existing landscaped median is not ADA compliant. Adjust ramp configuration to provide max 8.33% slope & min. 4'x4' level landing above ramp.
26. West side of crosswalk in front of drive through lane is not a compliant detectable warning field. Adjust to be ADA compliant.

**Sheet C-12**

27. Confirm eastern entrance of parking lot along South East Ave allows two way traffic. Appears the entrance off S. East Ave may be angled parking stalls and therefore one way traffic only. Adjust access plan to allow entrance and exit traffic if entrance at W. Sunset Drive is to be completely closed. May need to explore phased driveway access along W. Sunset Drive.

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Nothing set forth in this review of the construction and development documents by the City Engineer shall be construed as, nor intended to be, a waiver or release of any obligations imposed on the Developer or relieve the Developer from compliance with the City of Waukesha's ordinances, standards and policies or any other applicable state statute or administrative rule.

Plans for future improvements and additions must be reviewed by MSA prior to construction. Future improvements and additions must be in accordance with City requirements and ordinances in effect at the time of construction.

Please review this letter and address these issues at your earliest convenience. Contact me for clarification on any comments at (262) 295-7787. Construction shall not begin until the City of Waukesha has approved the plan set for the proposed improvements.

Sincerely,  
MSA Professional Services, Inc.

A handwritten signature in black ink, appearing to read "Josh Meyerhofer". The signature is written in a cursive, flowing style.

Josh Meyerhofer, P.E.  
Senior Project Engineer  
[jmeyerhofer@msa-ps.com](mailto:jmeyerhofer@msa-ps.com) | (262) 295-7787

Cc: Brandon Schwenn, City of Waukesha