

Project Reviews

City of Waukesha

Project Number: SPAR20-00023

Description: **Ascension Wisconsin Hospital**

Applied: **5/14/2020**

Approved:

Site Address: **2304 W ST PAUL AVE**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53188**

Status: **UNDER REVIEW**

Applicant: **Ascension Wisconsin Hospital - Waukesha**

Parent Project:

Owner: **Fox Run 3 LLC, Somerstone LLC**

Contractor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
5/20/2020		5/25/2020	Erosion Control	VELVET WEIER		
Notes:						
5/20/2020	5/21/2020	5/25/2020	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	No additional comments
Notes:						
5/20/2020	5/21/2020	5/25/2020	Storm Sewer	Chris Langemak	REVIEW COMPLETE	No additional comments
Notes:						
5/20/2020	5/21/2020	5/25/2020	Stormwater	DAVID BUECHL	REVIEW COMPLETE	see notes
Notes:						
<p>1. The proposed site storm storm will have a tailwater condition. This condition should be taken into account in the storm sewer analysis.</p> <p>The response from the Design Engineer is: We've analyzed the storm system given the latest information from Jahnke & Jahnke and our storm sewer system should be fine given their tailwater elevations. The 100-year peak elevation in their pond is 29.00 and our lowest rim elevation is 30.26 so the pond will NOT cause water to backflow out of the inlets and we do not have to resize our system.</p>						
5/20/2020	5/20/2020	5/25/2020	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes:						
No comments regarding City owned street lights or fiber.						

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5/20/2020	5/21/2020	5/25/2020	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes:						
Review Group: AUTO						
5/14/2020		5/29/2020	Building Inspection	KRISTIN STONE		
Notes:						
5/14/2020	5/21/2020	5/29/2020	Fire	Brian Charlesworth	REVIEW COMPLETE	See Notes
Notes:						
This building will need to meet the Emergency Responder Radio Coverage requirements in section 510 of the International Fire Code						
5/14/2020	5/21/2020	5/29/2020	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes:						
<p>General</p> <ol style="list-style-type: none"> 1. Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing. <ol style="list-style-type: none"> a. b. c. 2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include: <ol style="list-style-type: none"> a. b. Impact fees c. Letter of credits d. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. e. 3. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developer's Agreement, and Bonds should be reviewed and approved prior to the construction being started and building permit issued. If the location of any facilities need to be changed as a result of the approved construction drawings, the drawing should be updated to reflect the needed changes. 4. 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. 5. 6. 7. No building permits will be issued for this site until the overall regional general development items are completed including, but not limited to: collecting all letter of credits, overall storm water management plan completed and approved, CSM recorded, all easements and storm water maintenance agreements recorded. 						
5/14/2020		5/29/2020	Parks	Unassigned		
Notes:						

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5/14/2020	5/21/2020	5/29/2020	Planning	Doug Koehler	REVIEW COMPLETE	
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Notes:

Landscape Plan: Additional plantings are needed on islands, around the perimeter of the parking lot, and in the areas of the transformer and dumpster enclosure. While there is a nice mix of trees on the site, these areas should be enhanced with shrubs and perennials as well.

Site Plan: Staff would like to see a more direct pedestrian route from the Sunset/ St. Paul intersection to the hospital and medical office entrances. Sign permits are required for all signage on the site.

5/14/2020		5/29/2020	Planning Commission	Unassigned		
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Notes:

5/14/2020	5/21/2020	5/29/2020	Water Utility	Chris Walters	UNDER REVIEW	See comments
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Notes:

- 1) The Developer/Owner is required to send a letter to the General Manager of the Waukesha Water Utility requesting the public water system extension.
- 2) All costs associated with the water main extension will be the responsibility of the Developer/Owner(s) and pertain to the current rules and regulations on file with the Public Service Commission for the State of Wisconsin.
- 3) The complete detailed design review will not be started until the letter to the GM at the WWU is received.
- 4) Plan and profile drawings of the water main must be submitted for review.
- 5) A Developers Agreement with the water utility will need to be signed by the developer and approved, signed and executed by the Waukesha Water Utility Water Commission. Contact cwalter@waukesha-water to obtain the standard DA document.
- 6) Design and construction of the water main will need to be coordinated with the Fox Run development and clearly identified where the project borders are proposed.
- 7) The water main construction must comply with the "Specifications for Water Main & Service Lateral Materials and The Installation of Water Main & Appurtenances for Waukesha Water Utility, City of Waukesha" dated November 21, 2019.
- 8) For each proposed water service, the developer will need to complete the Water Service – Connections and Meters Application. Contact Tom Krause at tkrause@waukesha-water.com to obtain a copy of the application and submit the completed application. The Water Utility will invoice the developer based on the size of the meter required.