

Project Reviews

City of Waukesha

Project Number: SPAR22-00024

Description: **1900 E North St - Wildeck Redevelopment**

Applied: **7/12/2022**

Approved:

Site Address: **1900 E NORTH ST**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **VJS CONSTRUCTION SERVICES**

Parent Project:

Owner: **Ted John Weller**

Contractor: **<NONE>**

Details:

Note: Entered as preliminary in Trakit and Final in Granicus due to previous entry as Final in Trakit when it should have been recorded as preliminary on the application.

PC22-0291

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
7/13/2022	7/27/2022	7/22/2022	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments

Notes:

1. 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.

2. 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:

- 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

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.

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7/13/2022	7/27/2022	7/22/2022	Storm Sewer	Chris Langemak	UNDER REVIEW	See comments
<p>Notes:</p> <p>1. 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> <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>						
7/13/2022	7/14/2022	7/22/2022	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>1. No comments regarding city owned fiber.</p> <p>2. There is above and below ground city owned street lighting facilities in the right or way.</p> <p>3. Calling Digger's Hotline will get these facilities located.</p> <p>4. If any of the street lighting facility needs relocation or repair due to construction, the developer/property owner will be responsible for all costs. Contact City Engineering Division for construction standards and inspections if needed.</p>						
7/13/2022	7/19/2022	7/22/2022	Traffic	DERRIN WOLFORD	REVIEW COMPLETE	No comments
<p>Notes:</p>						
7/14/2022	7/14/2022	7/28/2022	Addressing	Megan Roessler	REVIEW COMPLETE	see notes
<p>Notes:</p> <p>- Primary address should remain 1900 E North St.</p>						
Review Group: AUTO						
7/12/2022	7/28/2022	8/1/2022	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
<p>Notes:</p>						
7/12/2022	7/19/2022	7/22/2022	Fire	Brian Charlesworth	REVIEW COMPLETE	None
<p>Notes:</p>						
7/12/2022	7/27/2022	7/22/2022	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes

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Notes:

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 prior to starting construction.
 - a. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
 - b. Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre
 - c. City of Waukesha – Engineering Division Construction Permit if working in right of way
2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
 - a. Property Survey per Wisconsin Administrative Code A-E 7, if site work proposed
 - b. Letter of credits
 - c. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
 - d. No impact fees will be needed. building addition: 13,759 sf; building removal: 64,549 sf
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 units need to be changed as a result of the approved construction drawings, the Plat should be updated to reflect the needed changes.
4. In the area along E. North St. where the retaining wall is being removed, the public sidewalk should be extended from the end of existing public sidewalk, which is also the match to the private sidewalk entrance connection, to the northerly driveway approach. The sidewalk does not need to be extended past the northerly driveway approach to the northerly lot line, which is located outside the City limits.
5. The right of way in this section of sidewalk described in #4 needs to be dedicated by Certified Survey Map.
6. Confirm that the southerly portion of the retaining wall is not being reconstructed along E. North St. along main parking lot. If the wall is being reconstructed, then a retaining wall design is needed.
7. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.
8. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.
9. Confirm if fence should be installed along the top of the retaining wall.
10. The existing building has a sanitary sewer lateral connecting the City's sewer main. Please 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.
11. 2. 32.10(d)(6.)G. Storm sewers. All storm sewers shall be designed in accordance with the City of Waukesha's technical standards and specifications. Provide storm sewer sizing computations for all proposed storm sewer.
12. Label ADA access route from ADA parking spot to building and from public sidewalk to building.
13. storm water BMP maintenance agreement:
 - 13a. Page 1: update City address to 201 Delafield St.
 - 13b. Page 2: add name of drafter
 - 13c. Exhibit C: Add language from City template:
 - 13d: . Any other repair or maintenance needed to ensure the continued function of the storm water practices or as ordered by the City of Waukesha under the provisions listed on page 1 of this Agreement.
 - 13e. The titleholder(s) or their designee must document all inspections as specified above. Documentation shall include as a minimum: (a) Inspectors Name, Address and Telephone Number, (b) Date of Inspections, (c) Condition Report of the Storm Water Management Practice, (d) Corrective Actions to be Taken and Time Frame for Completion, (e) Follow-up Documentation after Completion of the Maintenance Activities. All documentation is to be delivered to the attention of the City Engineer at the City of Waukesha Engineering Department on January 10th and July 10th each year.
14. Add note to drawings: Limits of final City street pavement and curb and gutter removal and replacements to be marked by City Engineering staff in field.
15. The storm water plan states that the City Ordinance exempts infiltration and storm water quantity requirements for redevelopments but it does not.
16. Add to construction sequence the following: to obtain City storm water permit and perform weekly erosion control inspections, and submit inspections to City erosion control inspector. At end of project, coordinate permit termination with City erosion control inspector.
- 17.7. Chapter 6.13 Driveways (4): The driveway width should not be greater than 35' at the curb and 30' at the sidewalk, unless the property is in a district zoned for industrial use. In a district zoned for industrial use, the driveway width cannot be greater than 50' at the curb and 45' at the property line. The total frontage of all driveways servicing the premises in any district cannot exceed 90' without approval of the Council.
 - a. Confirm if a variance has been obtained to increase the driveway widths, if needed.
 - b. Label driveway widths.

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7/12/2022	7/28/2022	7/22/2022	Planning	CHARLIE GRIFFITH	REVIEW COMPLETE	See comments.
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Notes:

- Color Elevations of the building will be required for Final SPAR Review. Renderings showing perspectives travelling both northbound and southbound on North St. are requested.
- Provide significant landscaping in the strip between the sidewalk and new retaining wall adjacent to parking lot addition, including shade trees.
- Provide an ADA accessible pathway from the building entrance to the public sidewalk.

7/12/2022	7/14/2022	7/22/2022	Water Utility	Chris Walters	REVIEW COMPLETE	See comments
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Notes:

- 1) Please call Mat Kadrich at 262-408-3492 to coordinate shutoffs of the water main. Only water utility staff can operate valves.
- 2) An easement may be needed if the intent is to extend public watermain outside of the right of way. If only a service is desired, a new tap will be needed with is done by waukesha water utility. For a tap, the developer's contractor must provide the excavation trench, shoring, traffic control, restoration, and means of lowering tapping machine. The water utility will provide the tapping sleeve and valve, and valve box. Call Mat Kadrich again to coordinate the tap.
- 3) If only a new water service is needed, a new water service application is required. Please contact Tom Krause at 262-409-4462 to coordinate.