

# Project Reviews

## City of Waukesha

**Project Number: SPAR23-00048**

Description: **704 N Grand Ave, Cobblestone Hotel & Suites**

Applied: **11/7/2023**

Approved:

Site Address: **704 N GRAND AVE**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **KEBB CS-WA, LLC**

Parent Project:

Owner: **KEBB CS-WA, LLC**

Contractor: **<NONE>**

Details:

**PC23-0473**

### LIST OF REVIEWS

| SENT DATE | RETURNED DATE | DUE DATE | TYPE | CONTACT | STATUS | REMARKS |
|-----------|---------------|----------|------|---------|--------|---------|
|-----------|---------------|----------|------|---------|--------|---------|

Review Group: ALL

|           |            |            |                 |            |                 |              |
|-----------|------------|------------|-----------------|------------|-----------------|--------------|
| 11/8/2023 | 11/14/2023 | 11/21/2023 | EROSION CONTROL | Cali Bonie | REVIEW COMPLETE | See Comments |
|-----------|------------|------------|-----------------|------------|-----------------|--------------|

Notes:

Show proposed location of stone tracking pad. Specify that all construction traffic is to use the proposed stone tracking pad entrance.

|           |            |            |                |                |                 |              |
|-----------|------------|------------|----------------|----------------|-----------------|--------------|
| 11/8/2023 | 11/29/2023 | 11/21/2023 | SANITARY SEWER | Chris Langemak | REVIEW COMPLETE | See comments |
|-----------|------------|------------|----------------|----------------|-----------------|--------------|

Notes:

1. Any existing sanitary laterals to N Grand Ave and Wisconsin Ave shall be abandoned at the main. This may be accomplished by lining by installing a segmental cured-in-place liner over the connections.

2. The proposed sanitary lateral to Clinton St shall be made with a "wye" connection

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:

- 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.

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

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|  |            |            |                    |                     |                 |             |
|--|------------|------------|--------------------|---------------------|-----------------|-------------|
| 11/8/2023  | 11/8/2023  | 11/21/2023 | STORM SEWER        | Jonathan Schapekahm | REVIEW COMPLETE | See notes   |
| Notes:   |            |            |                    |                     |                 |             |
| <p>1) On sheet C1.2, the grade on what appears to be a curb inlet near the northwest corner of the property states "823.25". However, on sheet C1.3 the rim grade of the inlet at this location is noted as "823.40". Please review.</p> <p>2) The curb along the north property line has been updated to a 6" high curb. However, the curb inlet on sheet C1.3 indicates "mountable". Should this instead be a standard curb inlet with a curb box?</p> <p>3) With the change to the curb along the north property line, where is the "storm mountable curb inlet detail" on sheet C2.0 utilized?</p>   |            |            |                    |                     |                 |             |
| 11/8/2023  | 11/20/2023 | 11/21/2023 | STORMWATER         | DAVID BUECHL        | REVIEW COMPLETE | see notes   |
| Notes:   |            |            |                    |                     |                 |             |
| 1. Previous comments have been addressed.  |            |            |                    |                     |                 |             |
| 11/8/2023  | 1/17/2024  | 11/21/2023 | STREET DESIGN      | Craig Ausen         | REVIEW COMPLETE |             |
| Notes:   |            |            |                    |                     |                 |             |
| 11/8/2023  | 11/9/2023  | 11/21/2023 | STREET LIGHTING    | JEFF HERNKE         | REVIEW COMPLETE |             |
| Notes:   |            |            |                    |                     |                 |             |
| 11/7/2023 9:29:45 AM (Jeff Hernke)   |            |            |                    |                     |                 |             |
| <p>1. City owned fiber and streetlight facilities are in the right-of-way along Wisconsin Ave and Clinton Street within the project limits. Contact Digger's Hotline for utility marking. Any damage to the facilities will be the responsibility of the owner/developer.</p> <p>2. Relocating the post top streetlight on Clinton. The city engineering department will mark/stake in the field the new location of the post top streetlight. Owner/developer must contact the engineering department when ready. All city standard specifications must be met, and all work must be inspected by the city engineering department. All work to relocate will be paid for by the owner/developer. Any questions regarding requirements can be addressed to the city engineering department.</p> <p>3. Existing 30-foot streetlight in the parking lot will be removed by DPW. All wire will also be removed. Conduit and concrete base will be left in place for owner/developer to remove.</p> <p>4. For streetlight and fiber related questions, contact Jeffrey Hernke, jhernke@waukesha-wi.gov. If unable to contact, call the general phone number, 262-524-3600.</p> |            |            |                    |                     |                 |             |
| 11/8/2023  | 11/15/2023 | 11/21/2023 | TRAFFIC            | DERRIN WOLFORD      | REVIEW COMPLETE | See notes   |
| Notes:   |            |            |                    |                     |                 |             |
| <p>1. Any pavement markings impacted shall be re-established. (i.e. the pavement that is being replaced on Clinton Street).</p> <p>2. The southbound lane on Grand Avenue outside the development's eastern driveway shall have "Do Not Block Intersection" markings as outlined in MUTCD 3B.17. It should follow Option C like other locations within the City. An R10-7 sign (Do Not Block Driveway) shall also be installed in advance of the driveway. The double yellow should then extend to the "Do Not Block Intersection" markings.</p> <p>3. The hedge cotoneaster shrubs shall not obstruct the sightlines from the traffic signal cabinet to the intersection.</p> <p>4. Where will the employees be parking?</p> <p>5. When individuals are going back to the hotel from the parking structure, which entrance will they use that will be shortest path if they are walking down either Wisconsin Avenue or South Street?</p> <p>6. Show the truck turn of the SU-40 coming from the south of Clinton Street as well.</p>   |            |            |                    |                     |                 |             |
| 11/8/2023  | 11/8/2023  | 11/21/2023 | WASTEWATER QUALITY | TIM YOUNG           | REVIEW COMPLETE | No comments |
| Notes:   |            |            |                    |                     |                 |             |

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## City of Waukesha

|  |            |            |                     |                    |                          |           |
|--|------------|------------|---------------------|--------------------|--------------------------|-----------|
| Review Group: AUTO   |            |            |                     |                    |                          |           |
| 11/7/2023  | 11/9/2023  | 11/27/2023 | Building Inspection | KRISTIN STONE      | REVIEW COMPLETE          |           |
| Notes:   |            |            |                     |                    |                          |           |
| 11/7/2023  | 11/8/2023  | 11/21/2023 | Fire                | Brian Charlesworth | REVIEW COMPLETE          | See Notes |
| Notes:<br>The new building will be required to be fully protected by an automatic fire sprinkler system. The building will need to be evaluated to determine if standpipes will be required in accordance with IFC Chapter 9   |            |            |                     |                    |                          |           |
| 11/7/2023  | 11/13/2023 | 11/21/2023 | General Engineering | DAVID BUECHL       | ADDITIONAL INFO REQUIRED | see notes |
| Notes:<br>2.1. Impact fees will be due. Police: \$369.44 + \$13,620.15 = \$13,989.59<br>1a. Proposed building area is 9236 sf. Existing building area: 11,207 sf<br>2. Identify all existing easements. Provide copy of title report showing all existing easements.<br>3. Access to parcel to north is present in existing condition. No written easement appears to exist. Create new access easement with lot owner to north to clearly delineate access easement rights and conditions.<br>4. Remove and replace any cracked sidewalk in public right of way adjoining property.<br>5. A financial guarantee will be needed for public infrastructure work, landscaping, as-builts, etc.<br>6. 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.<br>7. Driveway access to west does not appear to delineate difference between drive approach and sidewalk. Add spot grades. Is driveway flare in sidewalk?<br>8. Review paver block specifications with City Roadway Manager. Confirm specification use similar to WI Ave type. Add City paver specifications to drawings. |            |            |                     |                    |                          |           |
| 11/7/2023  |            | 11/21/2023 | Parks               | Melissa Lipska     |                          |           |
| Notes:   |            |            |                     |                    |                          |           |
| 11/7/2023  | 11/8/2023  | 11/21/2023 | Planning            | Doug Koehler       | REVIEW COMPLETE          | see notes |
| Notes:<br>1. Landscaping bed should be added at the corner of Grand and Wisconsin consisting of low growth plant materials, flowers and shrubs to avoid empty rock mulch on the corner.<br>2. Add tree in grass at south east corner or site and add tree in lawn along Clinton.<br>3. Update the planting schedule to include specific species name, as well as minimum planting size, to assure minimum zoning code requirements are met.  |            |            |                     |                    |                          |           |
| 11/7/2023  |            | 11/21/2023 | Planning Commission | Unassigned         |                          |           |
| Notes:   |            |            |                     |                    |                          |           |
| 11/7/2023  |            | 11/21/2023 | Water Utility       | Chris Walters      |                          |           |
| Notes:   |            |            |                     |                    |                          |           |