

# Project Reviews

## City of Waukesha

**Project Number: SPAR21-00056**

**Description: Kwik Trip- new store with gas and car wash**

Applied: **10/25/2021**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **BRADFORD FRY**

Parent Project:

Owner: **<NONE>**

Contractor: **<NONE>**

Details:

### LIST OF REVIEWS

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

10/27/2021	11/8/2021	11/8/2021	Erosion Control	KRISTIAN NYSOME	REVIEW COMPLETE	See notes
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Notes:

Previous comments have been addressed.

10/27/2021	11/3/2021	11/8/2021	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
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Notes:

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.

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.

2. Show the details on how the existing public sanitary sewer will be adjusted to match the proposed grades

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10/27/2021	11/8/2021	11/8/2021	Storm Sewer	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
Notes: <b>STORM WATER &amp; STORM SEWER COMMENTS:</b> 1. Unclear how the storm sewer line numbering convention as shown on the storm sewer tabulation relates to the storm sewer exhibit (which pipe is which). Add labels to the exhibit so it is clear what the data correlates to. 2. See attached, "2021-11-4 Kwik Trip 1219_City Maintenance Agreement COMMENTS.pdf" for Stormwater Maintenance Agreement comments. After the revision is reviewed by City Engineering, a signed copy of the maintenance agreement from the owner and a \$30 check payable to Waukesha County will be required.						
10/27/2021	11/8/2021	11/8/2021	Stormwater	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
Notes: <b>STORM WATER &amp; STORM SEWER COMMENTS:</b> 1. Unclear how the storm sewer line numbering convention as shown on the storm sewer tabulation relates to the storm sewer exhibit (which pipe is which). Add labels to the exhibit so it is clear what the data correlates to. 2. See attached, "2021-11-4 Kwik Trip 1219_City Maintenance Agreement COMMENTS.pdf" for Stormwater Maintenance Agreement comments. After the revision is reviewed by City Engineering, a signed copy of the maintenance agreement from the owner and a \$30 check payable to Waukesha County will be required.						
10/27/2021	10/28/2021	11/8/2021	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	see notes
Notes: No comments regarding City owned street lights or fiber.						
10/27/2021	11/3/2021	11/8/2021	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes: Review Group: AUTO						
10/25/2021	11/12/2021	11/8/2021	Fire	Brian Charlesworth	REVIEW COMPLETE	
Notes: This building will be required to be fully sprinklered if it exceeds 6000 square feet.						
10/25/2021	11/9/2021	11/8/2021	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. Wisconsin DOT
- b. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
- c. Wisconsin DNR NOI
- d. DNR Chapter 30 permit, if applicable
- e.
- f.
- g.
- h. 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. Impact fees
- b. Letter of credits
- c. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
- d. Sewer assessments, if applicable.

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 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.

### Site Plan

1. Regarding the sidewalk along STH 59, Is the drainage going to work for the highway? Is an inlet and storm sewer pipe needed?

2. Submit sidewalk extension drawings along STH 59 to Wisconsin DOT for review, approval, and permit issuance.

3.

4.

(4) WIDTH OF DRIVEWAYS. (Am. #1-89) The Director shall not issue a driveway permit for any driveway for a greater width 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 director shall not issue a driveway permit for any driveway for a greater width than 50' at the curb and 45' at the property line, or where the total frontage of all driveways servicing the premises in any district exceeds 90' without the approval of the City Council. Application for Council approval shall first be submitted to the Plan Commission, and the Plan Commission shall report the same to the City Council with its recommendations.

City Council approval is needed for additional driveway width over 90 feet.

### Storm Water

1. This development proposes to utilize an off-site storm water facility to meet City and Wisconsin DNR storm water requirements. The pond is located on the opposite side of River Valley Road. The pond is proposed to be increased in size and the buildable lot area will be reduced. This pond should be made part of the Lot which contains the Apartment buildings instead of the small vacant parcel. The lot line adjustment would prevent having the situation occur where the Owner of the small lot stops paying taxes on it and stops maintaining the pond and the County, City or other party becomes the Owner and the pond is not maintained. A lot line adjustment would be needed. The lot line adjustment or new CSM should be completed and recorded prior to issuance of the building permit for Kwik Trip.

### CSM

1. The City received a request to approve an access restriction on the recorded CSM. The Surveyor was going to prepare a Correction Instrument.
2. Label extent of current and proposed "no access" restriction on drawings. Label CSM # as source of restriction info.

### Signage

1. A 3-ton weight limit restriction request was submitted on 10-6-21 to the Building and Grounds Committee south of the south driveway on River Valley Road. This was recommended by the Building and Grounds Committee to be approved by Council.

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10/25/2021	11/12/2021	11/8/2021	Planning	ROBIN GRAMS	REVIEW COMPLETE	
<p>Notes:</p> <ul style="list-style-type: none"> <li>- Asked for additional landscape to provide a buffer for residents, which Kwik Trip provided.</li> <li>- Sent over sign variance for reader board sign. Application was filled out and added to the agenda items</li> <li>- Asked for four sided architecture for the building. Kwik Trip added to the last side</li> </ul>						
10/25/2021		11/8/2021	Planning Commission	Unassigned		
<p>Notes:</p>						
10/25/2021		11/8/2021	Water Utility	Chris Walters		
<p>Notes:</p>						