

Project Reviews

City of Waukesha

Project Number: SPAR24-00021

Description: 211 & 223 Maple Ave - Carroll U.

Applied: 4/22/2024

Approved:

Site Address: 211 MAPLE AVE

Closed:

Expired:

City, State Zip Code: WAUKESHA, WI 53186

Status: RECEIVED

Applicant: VJS Construction Services/Misty Hintz

Parent Project:

Owner: CARROLL UNIVERSITY INC, C/O Thomas Heffernan

Contractor: <NONE>

Details:

PC24-0527

LIST OF REVIEWS

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

4/24/2024	5/6/2024	5/8/2024	EROSION CONTROL	Cali Bonie	REVIEW COMPLETE	No Comments
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Notes:

4/24/2024	5/15/2024	5/8/2024	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.

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

2. The sanitary for the existing build shall be abandoned on the eastern side to the railroad track. All other unused sewers/laterals shall be abandoned at the most downstream point.

3. All remaining sanitary sewers/laterals shall be televised and any necessary repair completed prior to paving.

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4/24/2024	5/1/2024	5/8/2024	STORM SEWER	Jonathan Schapekahm	REVIEW COMPLETE	See comments
<p>Notes:</p> <p>Plans/Calculations</p> <ol style="list-style-type: none"> 1. Sheet C200 notes to "remove & bulkhead existing storm sewer". How is the sewer to be removed and also bulkheaded? Some of the sewer noted for removal is under the existing city sidewalk with no sidewalk removal or replacement indicated. 2. The new sewer from Storm MH 5.0 connecting to the city existing inlet still indicates a new invert of 814.11 at the existing inlet. Any connection to the east will need to meet the existing east invert of 814.23. 3. Any storm sewer within the right of way to be reinforced concrete pipe. Note the RCP material directly on any specific sewer callouts on sheet C300. 4. Based on the latest design data from Hydro International, it appears the 4-ft diameter Up-Flo filter requires a 9" drop from inlet pipe invert to outlet pipe invert. 5. The plan detail for the Up-Flo filter indicates 6 filter modules while the WinSLAMM calculations note 7 filters. It appears the 4-ft diameter Up-Flo device can accommodate a maximum of 6 filters. <p>Stormwater maintenance agreement</p> <ol style="list-style-type: none"> 1. Confirm the correct parcel identification numbers are indicated on the storm water maintenance agreement page 1. 2. It does not appear the CSM noted in Exhibit A has been recorded. Once it has, the recorded CSM should be used in the Exhibit. 3. Update Exhibit B, first paragraph, to correctly indicate the practices. 4. Correct the spelling of Carroll University under owner, Exhibit B. 5. Exhibit C <ol style="list-style-type: none"> a. Update storm sewer and storm catch basin description paragraph to match this project. b. Define the "Facility Manager". c. For Minimum Maintenance Requirements for the Up-Flo filters, sections a and b are duplicated. d. Hydro International has a Up-Flo maintenance document which has a convenient "maintenance at a glance table" (page 12) and a standard inspection log section (pages 14-16). These should be incorporated into the agreement. 						
4/24/2024	4/30/2024	5/8/2024	STREET DESIGN	Craig Ausen	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>Sidewalk adjacent to curb and gutter needs to be a minimum of 6 FT to meet ADA standards.</p> <p>DPW staff will mark all road patches. Additional patching maybe required for curb and gutter replacement.</p> <p>Curb taper detail needs to be updated to meet ADA standards.</p> <p>Work within City ROW shall meet City specifications not WisDOT</p>						
4/24/2024	5/1/2024	5/8/2024	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>No further comments regarding city owned streetlights or fiber.</p>						
4/24/2024	4/24/2024	5/8/2024	TRAFFIC	DERRIN WOLFORD	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>No further comments from the traffic section.</p>						

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4/24/2024	4/29/2024	5/8/2024	WASTEWATER QUALITY	TIM YOUNG	REVIEW COMPLETE	No comments
Notes:						
4/24/2024	5/10/2024	5/8/2024	ENGINEERING CONSTRUCTION	Mathew Vincent	REVIEW COMPLETE	No comments
Notes:						
Review Group: AUTO						
4/22/2024	4/22/2024	5/10/2024	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
Permits required for any alterations to space and a Certificate of occupancy for any tenant using space						
4/22/2024	4/22/2024	5/6/2024	Fire	Brian Charlesworth	REVIEW COMPLETE	
Notes:						

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4/22/2024	5/6/2024	5/6/2024	General Engineering	DERRIN WOLFORD	REVIEW COMPLETE	See notes
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<p>Notes:</p> <ol style="list-style-type: none"> 1. Silt fence has been added as noted but appears to extend across tracking pad. 2. Existing sanitary sewer investigation remains to be completed. 3. Plans not signed and sealed by professional engineer. 4. A site demolition plan and specification has not been provided. 5. The curbed island adjacent to the north entrance does not align with the entrance. Recommend adjusting the driveway location or island. 6. Label the width of all aisles and all stall dimensions or label as (typ.). 7. Recommend the 5' radii on the right turn from the center aisle at the northeast corner of the site. 8. Submit copy of geotechnical report. 9. Confirm that the proposed handicap parking stalls are located at the closest parking stall location to the building entrance. 10. ADA requires that accessible parking spaces have a slope no greater than 2.08% in all directions. Slopes on parking spaces exceed the limit. 11. 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 start of construction: City of Waukesha Storm Water Erosion Control Permit. <ol style="list-style-type: none"> a. Wisconsin DNR NOI, and NOI for fill site. b. City of Waukesha – Engineering Division Construction Permit for all RW work. c. Approved Stormwater Maintenance Agreement. 12. Additional required submittals, fees, and financial guarantees will be provided as the project progresses. <ol style="list-style-type: none"> a. Financial guaranties b. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. c. Storm Water Permit. This permit will need to be obtained prior to starting work and obtaining a building permit. 13. 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. 14. In accordance with Wisconsin Administrative Code A-E 2.02(4): Each sheet of plans, 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. 15. The NAD 2011 adjustment is not noted. 16. Plan sheets are not to the required scale per Section 1.3.4.4. 17. Easements for building demolition and construction on property lines to the north, east and south are not shown. 18. Addresses and names of Owners for existing parcels are not shown. 19. Owner/Developer name and address belong in Title Block. 20. Sheet C501 is not complete in Sheet No. box. 21. A Wisconsin DNR Water Resources Application for Project Permits is required. 22. Lot and block numbers are not included on the plans. 23. Checklists are not signed. 24. First floor elevation of buildings on site and the adjacent building to the south are not shown. 25. If Storm CB 3.0 and CB 4.0 are blocked or capacity is exceeded, excess drainage from the parking lot will be directed to the neighboring property to the south. Confirm drainage conveyance path. 						
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4/22/2024		5/6/2024	Parks	Melissa Lipska		
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Notes:						
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4/22/2024	5/15/2024	5/6/2024	Planning	Doug Koehler	REVIEW COMPLETE	See notes
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<p>Notes:</p> <ol style="list-style-type: none"> 1. If fence is to run along Maple Ave, it must be no higher than 4 feet. 2. Provide a calculation showing at least 5% of the parking lot is landscaped islands. 3. A landscape bond for 120% the cost of materials and labor is required to be filed with the City Engineering Dept. 						
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4/22/2024		5/6/2024	Planning Commission	Unassigned		
Notes:						
4/22/2024	4/29/2024	5/6/2024	Water Utility	Chris Walters	REVIEW COMPLETE	See comments
Notes:						
As stated on plans, the existing water service must be abandoned at the main.						
The new water service(s) require a new water service application. Please contact Tom Krause at tkrause@waukesha-water.com to obtain an application.						