



BRIOHN BUILDING
CORPORATION

January 10, 2023

Community Development Department – City of Waukesha
201 Delafield Street, Suite 200
Waukesha, WI 53188

RE: Response Letter for Jilly's Car Wash (SPAR22-00060)

To Whom It May Concern:

Thank you for taking the time to review Jilly's Car Wash Submittal, located at 2301 W. Bluemound Road, and providing comments.

Attached please find item-by-item responses in addition to the revised and resubmitted plans.

Please do not hesitate to contact me with additional questions. We look forward to collaborating with the City of Waukesha on this proposed development.

Thank you,

Caitlin LaJoie
Director of Land Development
clajoie@briohn.com
262-790-0500

DESIGN / BUILD
CONSTRUCTION

ARCHITECTURAL
DESIGN

DEVELOPMENT

PROPERTY
MANAGEMENT



Milwaukee Regional Office
W238 N1610 Busse Road, Suite 100
Waukesha, WI 53188
262.513.0666

January 10, 2023

Doug Koehler, Principal Planner
City of Waukesha
201 Delafield Street
Waukesha, WI 53188

Subject ***2301 Bluemound Road Jilly's Car Wash – Waukesha, WI
SPAR22-00060 Project Review Comments 1
JSD Project No. 22-11993***

Dear City of Waukesha,

We received and reviewed the City of Waukesha Project Review letter, printed on January 5, 2023. Below are item by item responses in **Blue** to said letter:

Sanitary Sewer

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.

Understood.

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 (i.e., additional/deleted structures, etc.); Signed and sealed by professional engineer or registered land surveyor; and 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.

Understood, drawings and electronic files to be provided post-construction.

Storm Sewer

1. A record drawing of the 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 (i.e., additional/deleted structures, etc.); Signed and sealed by professional engineer or registered land surveyor; and 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.

Understood, drawings and electronic files to be provided post-construction.

Traffic

1. Update the curb ramp in the northwest corner of the property to either a Type 2 or Type 3
The curb ramp in the northwest corner of the property is a county owned ramp and the project is not proposing impact the ramp.

CSM or Plat Review and Closure

1. Meets all requirements of review checklist and survey closure guidelines. This is also noted in CSM22-00017
Understood.

Addressing

1. Preliminary address plan created.
Understood.
2. Building should be addressed off Parklawn Dr.
Understood.

General Engineering

1. Additional required submittals, fees, financial guarantees needed prior to issuance of building permit include:
 - a. Financial Guarantees
Understood.
 - b. City Storm Water Permit. This permit will need to be obtained prior to starting work, and obtaining a building permit.
Understood.
2. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, and financial guarantees should be reviewed and approved prior to the CSM being approved by the City. If the location of any site work needs to be changed as a result of the approved construction drawings, the CSM should be updated to reflect the needed changes.
Understood.

3. 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.

Understood.

4. A note in the application submittal states that signage is not included in this submittal. If determined by City Traffic Engineer, any public street right of way traffic signage not shown on the plan shall be added prior to issuance of building permit.

Understood.

5. Proposed removals are shown on property owned by Menards. A written approval will need to be obtained to work on Menards property prior to issuance of the building permit.

Understood.

6. Proposed removals and work is shown in the City right of way. The Contractor will need to obtain a Construction permit prior to starting work.

Understood.

- a. Show boundary of storm water maintenance facility easement.

The storm water maintenance facility easement has been added.

7. At the two locations where existing driveway approaches are being removed, the existing City sidewalk will need to be checked for proper slope. If the existing sidewalk does not comply with City design requirements, then the sidewalk will need to be replaced.

Understood.

- a. The proposed sidewalk across the driveways should be shown with a 1.5% cross slope.

Understood.

8. Review all City sidewalks adjoining the property limits with a City Engineering representative. If the sidewalk meets replacement criteria due to cracking, missing pieces, or displacement, then the sidewalk will need to be removed and replaced.

Understood.

9. The existing building has a sanitary sewer lateral connecting the City's sewer main. Please provide a 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.

Understood.

10. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.

Note 16 of the General Notes and Specifications has been added to C2.0.

11. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.

Note 16 of the General Notes and Specifications has been added to C2.0.

12. 32.10(e)11. A storm water BMP maintenance agreement in accordance with section 32.12;

- a. Submit storm water maintenance agreement using City template. City template can be sent to Engineer. The upfront agreement needs to be recorded at the Waukesha County Register of Deeds prior to issuance of the building permit. The Owner signed Agreement and check for \$30 made payable to Waukesha County is needed.

The storm water maintenance agreement was put together using the City's template. Understood that the agreement will need to be recorded with the county.

13. A tree survey is needed. Per 32.09(d)(2)(iv): All woodland areas, those proposed to be lost or transplanted during construction and acres or numbers of each. For woodlands proposed to be lost, show individual trees larger than eight (8) inches in diameter that are located within twenty (20) feet of proposed grading boundaries.

A tree survey has been provided. See email from Landscape Architect.

14. In accordance with 32.10(d)(6.)H. Structure protection and safety. Flows generated by the 100-year, 24-hour design storm under planned land use conditions may exceed the design capacity of conveyance systems, but shall not come in contact with any buildings.

The larger flow arrows are the 100-year flow route, and the 100-year elevation has been labeled on the basin detail.

- a. Show 100-year high water elevation line, if applicable, with elevation, and source.

The 100-year elevation has been labeled on the basin detail.

15. Add Note: The storm water facility shall be inspected by a City of Waukesha inspector at least once during construction and once after final site stabilization of the site.

Note 16 of the Grading Notes has been added to C3.0.

16. 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.

The plan is to close the existing north driveway apron, reuse the existing central driveway apron, and reduce the existing south driveway. The total width of the two remaining aprons will be 37.7 feet.

- a. Label driveway widths.

The driveway widths have been labeled.

17. Label ADA access route from ADA parking spot to building and from public sidewalk to building.

The ADA route has been labeled.

18. 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.

Note 17 of the General Notes and Specifications has been added to C2.0.

19. Proposed pavement restoration limits in City street for driveway approach removals are shown. The City requires pavement patches to be width to match length, or to centerline of street.

Note 18 of the General Notes and Specifications has been added to C2.0.

20. Several 2-inch standpipes are shown. What are the 2-inch pvc pipes? This appears to be a private storm sewer or for light fixtures. Please confirm. Who owns this system? What is the system connected to? Was this approved? It may need to be removed.

The existing 2-inch standpipes are post for scoreboards.

- a. Show how grading will work on adjoining property with more detail.

Grading along the adjoining property has been added.

21. The outlet pipe for the basin is shown on the Menards property. Confirmation with easement language will be needed to allow this prior to issuance of a building permit.

Understood.

22. The City Storm Water Ordinance does not exempt infiltration for redevelopments. Some infiltration is provided in basin.

The storm water management report has been revised to include infiltration.

23. Is concrete and sidewalk not shown properly in north driveway approach on grading plan?

The plan is to reuse the existing driveway apron. The concrete and sidewalk is shown based on the existing conditions.

24. Storm Water Maintenance agreement

- a. Page 1: Update City Hall Address to 201 Delafield St.

The Address has been updated

- b. Exhibit B: add exhibit with storm water easement boundary using metes and bounds.

Exhibit B has been revised as requested.

Planning

1. Make sure employee parking is marked, since it appears there are 5 spaces.

Employee parking has been labeled.

2. Need colored landscape plan.

A colored landscape plan has been created.

3. Any information on noise for the vacuums.

Response by Others.

Water Utility

1. The existing service is 1-1/2" copper. This will need to be abandoned at the water main in the street by plugging the corp at the main.

Existing lateral abandonment has been added to the plans.

2. If a new 4" service is desired, then a new 8" x 4" tap will need to be made in the existing water main. Please note that this is only done by Waukesha Water Utility Crews. The contractor is responsible for excavating the trench, shoring, and means of lowering the tapping machine, as well as traffic control and pavement restoration. A street opening permit will be needed through City Public Works Dept.

Labels have been added to the plan and Note 16 of the Utility Notes has been added to C5.0.

3. The cost of the tap is \$3,174.49 and it includes the tapping sleeve and valve, valve box, and inspection.

Understood.

4. Only water utility crews can operate existing valves. Please contact Chris Walter at 262-409-4460 for inspection. 48 hour notice is required to ensure we have availability for the tap as well.

Note 17 of the Utility Notes has been added to C5.0.

5. Lastly, a new water service application is required. This will allow us to size the meter, which will also be installed by Waukesha Water Utility. Please contact Tom Krause at tkrause@waukesha-water.com or 262-352-3022 to obtain and submit this permit application.
Note 18 of the Utility Notes has been added to C5.0.

We trust we have addressed your concerns. Should you have any questions or need further clarification, please contact me.

Sincerely,

JSD Professional Services, Inc.

A handwritten signature in blue ink, reading 'Rizal Iskandarsjach'.

Rizal W. Iskandarsjach P.L.S., P.E.
Senior Project Engineer

Rizal Iskandarsjach

From: Kevin Byrne
Sent: Tuesday, January 10, 2023 10:26 AM
To: Rizal Iskandarsjach
Subject: Jilly's Waukesha Trees
Attachments: Jilly's Tree North.jpg; Jilly's Tree South.jpg

Good morning Riz,

I stopped and looked at the 2 trees at Jilly's Waukesha by the Menards.

They are both Thornless Honey Locust (*Gleditsia triacanthos*). Without foliage to verify health, the trees do appear in good condition, however the canopies of both trees have been trimmed/topped to avoid the overhead power line. The south tree has had its canopy topped and trimmed in the middle for the power line, while the north has more significant pruning due to the pole mounted transformer, with approximately half its canopy removed.

At some point this will affect/stunt the growth of the trees, for now it impacts the canopy shape and appearance, and significantly reduces the aesthetic value.

I would recommend they be removed as they will continue to be pruned by the power company, reducing their life and their appearance.

Let me know if you need anything else.

Thanks!

Kevin Byrne, PLA & LEED AP BD+C | Senior Landscape Architect | kevin.byrne@jsdinc.com
Milwaukee Regional Office – W238 N1610 Busse Rd., Suite 100, Waukesha, WI 53188
Office: 262.513.0666 | Direct: 262.933.4233 | Cell: 414.315.5470 | www.jsdinc.com



Planners • Engineers • Landscape Architects • Surveyors



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Jilly's Tree North



Jilly's Tree South



Mr. Jon Zimmerman, President
Jilly's Corporation
Jilly's Car Wash
15340 West Bluemound Road
Elm Grove, WI 53122
jon@jillyscarwash.com

May 23, 2022

Dear Mr. Zimmerman

Thank you for giving us the opportunity to provide the following acoustical measurements to you relative to sound levels of the Car Wash equipment that are audible at particular distances away from the equipment, as you plan a new Car Wash location.

According to your request, we measured/documented noise levels from the exit portal of the Car Wash and at the Vacuum Cleaning Operating Equipment, and at the Vacuum Cleaning Customer Station during full operation at your existing Pewaukee, WI Jilly's Car Wash location.

From this gathered test data, we have then calculated the resulting sound levels that can be heard from the Car Wash exit portal and Vacuum Cleaning equipment at the proposed distances that you specified.

Documentation of all test data is enclosed, and I have summarized the main points of our testing below. Please feel free to call or email at any time if you have questions.

Project Task:

The purpose of gathering noise data on the Car Wash equipment and calculating the noise/sound data heard at particular distances from that same equipment is to document and determine what sound/noise effects might be perceived by neighbors at your specified distances to a car wash facility.

Testing Documentation:

- dB-A Test: Simpson Model 886 Sound Level Meter, Type 2
- dB-A and Multi-Frequency Test: IVIE Technologies IE35 software with Dell Axim X51v and Ivie Technologies Ivie PAL interface
- Sound Pressure Level Unit Conversion standard calculation Program

Testing Data

Vacuum Operating Equipment

- | | |
|---------------------------------------|----------|
| 1. Measured immediately at Equipment: | 75 dBA |
| 2. Calculated at 66' Distance: | 48.2 dBA |
| 3. Calculated at 500' Distance: | 30.5 dBA |

Vacuum Customer Station

- | | |
|-------------------------------------|----------|
| 1. Measured immediately at Station: | 64 dBA |
| 2. Calculated at 40' Distance: | 41.5 dBA |
| 3. Calculated at 500' Distance: | 19 dBA |

Car Wash Exit Portal (blow-drier location)

- | | |
|------------------------------------|-----------|
| 1. Measured immediately at Portal: | 87 dBA |
| 2. Calculated at 500' Distance: | 42.56 dBA |

Standard Decibel (dBA) Data Equivalents for Comparison

Falling Pin	10 dBA
Whisper at 3'	20 dBA
Empty Auditorium	30 dBA
Library	40 dBA
Quiet Auto interior	50 dBA
Quiet Conversation	60 dBA
City Traffic	70 dBA
Factory	80 dBA
Subway Train	90 dBA
Machine Shop	100 dBA

Sound energy diminishes according to the mathematical *inverse square law*: such that sound is $\frac{1}{4}$ as intense when the distance between sound source and listener is doubled (2x).

Note that two equal dB sounds are not arithmetically added. dB addition is a logarithmic function.

60dB + 60dB do not equal 120dB

Instead, and in fact, 60dB + 60dB = 63dB (doubled sound adds 3dB)

And 49dB + 60dB = 60dB (no additive effect, louder sound masks quieter sound)

Data Analysis:

At 500' distance, all Car Wash function Decibel levels are under 43 dBA, comparative to sound as heard in a Library or Luxury Auto interior. The Vacuum Customer Station in particular is essentially inaudible...less sound than that of a whisper.

At the 40' distance, the Customer Vacuum Station sound is comparative to that of a Library as well. At the 66' distance, the Vacuum Operating Equipment sound is comparative to that of a Luxury Auto Interior.

Please do not hesitate to call or write if you have any questions, or if I can provide any additional information.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'S. Riedel', with a stylized, cursive script.

Scott R. Riedel
President
SRR

Mr. Jon Zimmerman, President
Jilly's Corporation
Jilly's Car Wash
15340 West Bluemound Road
Elm Grove, WI 53122
jon@jillyscarwash.com

July 7, 2020

Dear Mr. Zimmerman

Thank you for giving us the opportunity to measure and provide acoustic data regarding the existing ambient sound levels, and potential sound levels from the Car Wash facility proposed for 5100 North Port Washington Road, Glendale, WI.

According to your request, we measured/documented sound levels from the Vacuum customer stations, the Vacuum operating equipment cage, and from the main Car Wash exit portal at the Pewaukee, WI Jilly's Car Wash location. (Note that no substantial sound occurs at the Car Wash entrance portal.)

Sound level measurement we made at the Pewaukee location because the same equipment and design layout is proposed for the Glendale location. From the data collected at Pewaukee we are able to superimpose the Car Wash equipment and layout onto the Glendale location, and predict the resulting sound levels that will occur in Glendale.

We further measured and documented current ambient noise levels at the Glendale location so that the difference between ambient sound and future Car Wash equipment sound can be compared.

Documentation and test data is listed below and shown on the attached Glendale location site map for your convenience.

Project Task:

The purpose of gathering sound data at the Pewaukee, WI Car Wash, and superimposing that data onto the proposed Glendale, WI location is to document and determine what sound/noise effects might be perceived by neighbors to the Glendale Car Wash facility.

Testing Documentation:

- dB-A Test: Simpson Model 886 Sound Level Meter, Type 2
- July 7, 2020, 10:45 am at Pewaukee and Noon at Glendale, 90°F

Testing Data

Vacuum Customer Stations

1. At station: 64dBA
2. At 140' distance: 50dBA
3. 140' is the distance from the closest proposed vacuum customer stations to the neighboring hotel (north of Glendale site)
4. Ambient sound level at neighboring hotel: 60 to 75dBA

Conclusion: Vacuum customer station noise at 140' distance will be perceived as from 10 to 25 dB less (quieter) than ambient traffic noise. When vacuum noise is more than 10 dB less than ambient traffic noise it will have slight or no perception at all. (Any sound that is 11dB less than another sound is not noticeable to the human ear.)

Vacuum Operating Equipment

1. At equipment cage: 75dBA
2. At 110' distance: 62dBA
3. 110' is the distance from the North proposed vacuum operating equipment cage to the neighboring hotel (north of Glendale site)
4. Ambient sound level at neighboring hotel: 60 to 75dBA

Conclusion: Vacuum operating equipment noise at 110' distance will be perceived as possibly from 2 dB greater (louder) than ambient traffic noise to 13dB less (quieter) than ambient traffic noise. If the vacuum operating equipment is located at the proposed North location, it will have very slight increase of ambient sound to no perceived noise at all. (An increase of 2dB is statistically "barely perceivable" to the human ear)

Vacuum Operating Equipment

1. At equipment cage: 75dBA
2. At 270' distance: 56dBA
3. 270' is the distance from the South proposed vacuum operating equipment cage to the neighboring hotel (north of Glendale site)
4. Ambient sound level at neighboring hotel: 60 to 75dBA

Conclusion: Vacuum operating equipment noise at 110' distance will be perceived as possible from 4 dB to 19dB less (quieter) than ambient traffic noise. If the vacuum operating equipment is located at the proposed South location, it will have virtually no perception at all. (Any sound that is 11dB less than another sound is not noticeable to the human ear.)

Car Wash Exit Portal (blow-drier location)

1. At exit portal: 87dBA
2. At 100' distance: 76dBA
3. At 200' distance: 70dBA
4. 200' is the distance from the exit portal to the east lot line, adjoining a parking lot
5. Ambient sound level at the east lot line is 60dBA

Conclusion: Car Wash noise at 200' (east lot line) will be perceived as 10dB greater than ambient traffic noise. The combined sound (traffic plus car wash exit) will be total 71dBA. (Decibel measures are logarithmic; $60\text{dB} + 70\text{dB} = 71\text{dB}$, such that the combined sound of traffic plus the car wash at the lot line will increase perception by only 1dB.)

Final Analysis and Conclusion:

Due to the orientation of the proposed Car Wash facility exit portal (away from the neighboring hotel, and away from Port Washington Road, toward a parking lot and wooded/raised rail-road right of way), and due to the proposed location of the Vacuum equipment stations and cage (from possibly 110' to 270' from the neighboring hotel), the potential delivery of sound/noise to neighboring location will be minimal to imperceptible (ranging from only 2dB more (*"barely perceptible"*) to 19dB less (*"not perceptible at all"*) than ambient traffic noise.

I hope this information is helpful. Please do not hesitate to call or write if you have any questions, or if I can provide any additional information.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Scott R. Riedel', written in a cursive style.

Scott R. Riedel
President
SRR

Project Number: SPAR22-00060Description: **2301 Bluemound Rd - Jilly's Car Wash**Applied: **12/19/2022**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **RECEIVED**

Parent Project:

Applicant: **Briohn Building Corp**Owner: **Dominic J & Elavne M Albanese Living Trust**Contractor: **<NONE>**

Details:

LIST OF REVIEWS							Briohn Response Resubmitted 1/10/23
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS	
Review Group: ALL							
12/20/2022	1/5/2023	1/6/2023	Sanitary Sewer	Chris Langemak		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. A video of the completed sanitary lateral from the building to the mainline sewer shall be submitted to the Engineering Division.							Please reference JSD Response Letter.
12/20/2022	1/5/2023	1/6/2023	Storm Sewer	Jonathan Schapekahm	REVIEW COMPLETE	See notes	
Notes: 1. A record drawing of the 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.							Please reference JSD Response Letter.
12/20/2022		1/6/2023	Street Design	Brandon Schwenn			
Notes:							
12/20/2022	1/3/2023	1/6/2023	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	see notes	
Notes: No comments regarding city owned streetlights or fiber.							Acknowledged. Internal site lighting pole height will not exceed 24' City maximum (20' pole + 4' base)
12/20/2022	1/5/2023	1/6/2023	Traffic	DERRIN WOLFORD	REVIEW COMPLETE	See notes	
Notes: 1. Update the curb ramp in the northwest corner of the property to either a Type 2 or Type 3.							Please reference JSD Response Letter.
12/20/2022		1/6/2023	Wastewater Quality	TIM YOUNG			
Notes:							
12/21/2022		1/6/2023	Board of Public Works	Kristine Walker			
Notes:							
1/4/2023	1/4/2023	1/5/2023	CSM or Plat Review and Closure	Megan Roesler	REVIEW COMPLETE	see notes	
Notes: - Meets all requirements of review checklist and survey closure guidelines. This is also noted in CSM22-00017							Please reference JSD Response Letter.
1/4/2023	1/4/2023	1/5/2023	Addressing	Megan Roesler	REVIEW COMPLETE	see notes	
Notes: - Preliminary address plan created. - Building should be addressed off Parklawn Dr.							Per email on 1/5/23, address to remain as-is (2301 W Bluemound Rd, Waukesha, WI 53186)
Review Group: AUTO							
12/19/2022		1/12/2023	Building Inspection	KRISTIN STONE			
Notes:							
12/19/2022	1/5/2023	1/6/2023	Fire	Brian Charlesworth	REVIEW COMPLETE		

Notes:							
12/19/2022	1/5/2023	1/6/2023	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes	
Notes:							
1. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:							Acknowledged.
a. Financial Guarantees							Please confirm amounts.
b. City Storm Water Permit. This permit will need to be obtained prior to starting work, and obtaining a building permit.							Acknowledged.
2. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, and financial guarantees should be reviewed and approved prior to the CSM being approved by the City. If the location of any site work needs to be changed as a result of the approved construction drawings, the CSM should be updated to reflect the needed changes.							Acknowledged.
3. 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.							Acknowledged.
4. A note in the application submittal states that signage is not included in this submittal. If determined by City Traffic Engineer, any public street right of way traffic signage not shown on the plan shall be added prior to issuance of building permit.							Acknowledged; signage on plans under review is conceptual. Formal sign package will be submitted upon project approval/prior to building permit issuance.
5. Proposed removals are shown on property owned by Menards. A written approval will need to be obtained to work on Menards property prior to issuance of the building permit.							Acknowledged; development team is coordinating approval from Menards.
6. Proposed removals and work is shown in the City right of way. The Contractor will need to obtain a Construction permit prior to starting work. 6a. Show boundary of storm water maintenance facility easement.							Please reference JSD Response Letter.
7. At the two locations where existing driveway approaches are being removed, the existing City sidewalk will need to be checked for proper slope. If the existing sidewalk does not comply with City design requirements, then the sidewalk will need to be replaced.							Acknowledged.
7a. The proposed sidewalk across the driveways should be shown with a 1.5% cross slope.							Acknowledged.
8. Review all City sidewalk adjoining the property limits with a City Engineering representative. If the sidewalk meets replacement criteria due to cracking, missing pieces, or displacement, then the sidewalk will need to be removed and replaced.							Acknowledged.
9. The existing building has a sanitary sewer lateral connecting the City's sewer main. Please provide a 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.							Acknowledged.
10. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.							Please reference JSD Response Letter.
11. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.							Please reference JSD Response Letter.
12. 32.10(e)11. A storm water BMP maintenance agreement in accordance with section 32.12;							Please reference JSD Response Letter.
12. a. Submit storm water maintenance agreement using City template. City template can be sent to Engineer. The upfront agreement needs to be recorded at the Waukesha County Register of Deeds prior to issuance of the building permit. The Owner signed Agreement and check for \$30 made payable to Waukesha County is needed.							Please reference JSD Response Letter.
13. A tree survey is needed. Per 32.09(d)(2)(iv): All woodland areas, those proposed to be lost or transplanted during construction and acres or numbers of each. For woodlands proposed to be lost, show individual trees larger than eight (8) inches in diameter that are located within twenty (20) feet of proposed grading boundaries.							Please reference JSD Response Letter and email from Landscape Architect.
14. In accordance with 32.10(d)(6).H. Structure protection and safety. Flows generated by the 100-year, 24-hour design storm under planned land use conditions may exceed the design capacity of conveyance systems, but shall not come in contact with any buildings.							Please reference JSD Response Letter.
14a. Show 100-year high water elevation line, if applicable, with elevation, and source.							Please reference JSD Response Letter.
15. Add Note: The storm water facility shall be inspected by a City of Waukesha inspector at least once during construction and once after final site stabilization of the site.							Please reference JSD Response Letter.
16. 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.							Please reference JSD Response Letter.
a. Label driveway widths.							Please reference JSD Response Letter.
17. Label ADA access route from ADA parking spot to building and from public sidewalk to building.							Please reference JSD Response Letter.
18. 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.							Please reference JSD Response Letter.
19. Proposed pavement restoration limits in City street for driveway approach removals are shown. The City requires pavement patches to be width to match length, or to centerline of street.							Please reference JSD Response Letter.
20. Several 2 inch standpipes are shown. What are the 2-inch pvc pipes? This appears to be a private storm sewer or for light fixtures. Please confirm. Who owns this system? What is the system connected to? Was this approved? It may need to be removed.							Per discussion at Staff Review Meeting, these PVC pipes are used by Albanese for yard games and will be removed.
20a. Show how grading will work on adjoining property with more detail.							Please reference JSD Response Letter.
21. The outlet pipe for the basin is shown on the Menards property. Confirmation with easement language will be needed to allow this prior to issuance of a building permit.							Please reference JSD Response Letter.
22. The City Storm water Ordinance does not exempt infiltration for redevelopments. Some infiltration is provided in basin.							Please reference JSD Response Letter.
23. Is concrete and sidewalk not shown properly in north driveway approach on grading plan?							Please reference JSD Response Letter.
24. Storm Water Maintenance agreement							
24a. Page 1: Update City Hall Address to 201 Delafield St.							Please reference JSD Response Letter.
24b. Exhibit B: add exhibit with storm water easement boundary using metes and bounds.							Please reference JSD Response Letter.
12/19/2022		1/6/2023	Parks	Melissa Lipska			
Notes:							
12/19/2022		1/6/2023	Planning	ROBIN GRAMS			
Notes: - make sure employee parking is marked, since it appears there are 5 spaces - Need colored landscape plan - any information on noise for the vacuums?							- Parking count included - Colored landscape plan included. All ground mechanicals are adequately screened. - Two sound studies (existing Pewaukee and Glendale locations) included with resubmittal. Additionally, all mechanicals related to the vacuums are within the building (not outside) to reduce/eliminate noxious noise.
12/19/2022		1/6/2023	Planning Commission	Unassigned			
Notes:							
12/19/2022	1/5/2023	1/6/2023	Water Utility	Chris Walters	REVIEW COMPLETE	See comments	
Notes: 1) The existing service is 1-1/2" copper. This will need to be abandoned at the water main in the street by plugging the corp at the main. 2) If a new 4" service is desired, then a new 8" x 4" tap will need made in the existing water main. Please note that this is only done by Waukesha Water Utility crews. The contractor is responsible for excavating the trench, shoring, and means of lowering the tapping machine, as well as traffic control and pavement restoration. A street opening permit will be needed through City Public Works Dept. 3) The cost of the tap is \$3,174.49 and it includes the tapping sleeve and valve, valve box, and inspection. 4) Only water utility crews can operate existing valves. Please contact Chris Walter at 262-409-4460 for inspection. 48 hour notice is required to ensure we have availability for the tap as well. 5) Lastly, a new water service application is required. This will allow us to size the meter, which will also be installed by Waukesha Water Utility. Please contact Tom Krause at tkrause@waukesha-water.com or 262-352-3022 to obtain and submit this permit application.							Acknowledged. Existing line will be abandoned and new 4" installed. We will coordinate with Tom Krause. Please see additional comments in JSD Response Letter.