

# Project Reviews

## City of Waukesha

**Project Number: CU23-00007**

Description: **1733 Manhattan Dr, 1530, 1538, 1560, 1570 E Moreland Blvd**

Applied: **8/15/2023**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **RECEIVED**

Applicant: **Lithia Real Estate, Inc.**

Parent Project:

Owner: **Lithia Real Estate, Inc.**

Contractor: **<NONE>**

Details:

**PC23-0434**

### LIST OF REVIEWS

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

8/16/2023		8/29/2023	EROSION CONTROL	Cali Bonie		
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Notes:

8/16/2023	8/30/2023	8/29/2023	SANITARY SEWER	Chris Langemak	REVIEW COMPLETE	See comments
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Notes:

1. These parcels are served by a private sanitary sewer along the northern property line. These sewers should be inspected (CCTV) and evaluated and if any repairs are necessary they shall be completed as part of the development.
2. Care shall be taken to avoid building structures and installing major landscaping over these sewers.
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.

# Project Reviews

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8/16/2023	8/23/2023	8/29/2023	STORM SEWER	Jonathan Schapekahn	REVIEW COMPLETE	No comments
Notes:						
8/16/2023	9/1/2023	8/29/2023	STORMWATER	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes: 1. Submit storm water management plan, and storm water maintenance agreement.						
8/16/2023		8/29/2023	STREET DESIGN	Brandon Schwenn		
Notes:						
8/16/2023	8/16/2023	8/29/2023	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes: 1. The city has street lighting facilities in the right of way along Moreland. The current scope does not appear to impact these facilities. If the scope changes and there is an impact to the city owned facilities, the owner/developer is responsible for all costs and all work must comply with City of Waukesha Standard Construction Specifications. 2. There is aerial fiber on We Energies owned poles along Manhattan in the right of way. The current scope does not impact these facilities. If the scope changes and there is an impact to the city owned facilities, the owner/developer is responsible for all costs and all work must comply with City of Waukesha Standard Construction Specifications and MCE (City Fiber Engineering Firm). 3. No further comments regarding city owned street lights or fiber.						
8/16/2023	8/18/2023	8/29/2023	TRAFFIC	DERRIN WOLFORD	REVIEW COMPLETE	See notes
Notes: 1. Show full truck turning movements coming into the site, navigating through the site, and leaving the site. Also note where the trucks are coming from (i.e. from the east on Moreland Boulevard, from the west on Moreland Boulevard, and/or from the south on Manhattan Drive). Additionally, this should evaluate if the existing driveway aprons are wide enough or even located appropriately to accommodate trucks. 2. Will employees from this proposed site also be going to the other Lithia Motors owned Wilde site at the southwest corner of Moreland Boulevard & Les Paul Parkway? If so, that site should be evaluated for sidewalk and a connection to their main customer entrance off of Moreland Boulevard. 3. It should be confirmed that 56 employee parking spots will be sufficient for the expected 90-120 employees, and parking of employees will not be happening on the City streets. 4. Additional comments may be forthcoming upon the completion of the TIA.						
8/16/2023	8/16/2023	8/29/2023	WASTEWATER QUALITY	TIM YOUNG	REVIEW COMPLETE	No comments
Notes:						
8/16/2023	8/16/2023	8/29/2023	SIDEWALK PLAN	Bradley Blumer	APPROVED	
Notes: Sidewalk Present: No action required as sidewalk is present at the project location and meets the requirements of the Sidewalk Plan						
Review Group: AUTO						
8/15/2023	8/15/2023	9/5/2023	BUILDING INSPECTION	KRISTIN STONE	REVIEW COMPLETE	
Notes:						

# Project Reviews

## City of Waukesha

8/15/2023	8/16/2023	8/29/2023	Fire	Brian Charlesworth	REVIEW COMPLETE	
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Notes:

8/15/2023	8/31/2023	8/29/2023	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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Notes:

1. Prepare CSM to combine proposed use of multiple parcels.
2. Prepare ALTA Survey. Identify all existing easements.
3. Access to subject parcels is shown across adjoining parcels owned by others. Provide copies of access easements for all 3 locations prior to proceeding to verify legal lot access exists as shown on site plan. If no legal access easement exists for accesses shown, obtain new access easements prior to issuance of building permits.
4. The west access and the south access both cross adjoining properties possibly through the use of an access easement. The condition of the asphalt pavement through both of these areas is extremely poor. Review access easements through these areas to verify whose responsibility it is for maintenance and if cost sharing is set up. If process is not properly laid out for maintenance, the process may need to be updated. If Applicant is responsible for condition of pavement in access area, include repaving of both areas with this project.
5. Submit storm water management plan, and storm water maintenance agreement.
6. Remove and replace any cracked sidewalk in public right of way adjoining property.
7. Since another Lithia property is located across the street, it is possible that employees would cross between the two locations. The sidewalk extension along the Lithia frontage at 1603 E. Moreland Blvd. would eliminate the gap in sidewalk along E. Moreland Blvd., and complete the sidewalk loop around the block. This sidewalk section should be installed with this project. Boucher is in the process of doing their part of installing sidewalk in front of 1503 to 1583 E. Moreland Blvd with their project to complete the missing sidewalk. The City Sidewalk Plan shows this area as medium priority which means to install sidewalk here when further development occurs.
8. A Site Plan per 32.10 will be needed for site.
9. A financial guarantee will be needed for public infrastructure work, landscaping, as-builts, etc.

8/15/2023	9/15/2023	8/29/2023	Planning	Unassigned	REVIEW COMPLETE	
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Notes:

- Parking space designations (customer parking, employee parking, service storage, and inventory storage) will be signed. Customer and employee parking spaces will not be used for inventory or service storage.
- Vehicle panic buttons/emergency alarms may not be used except in an actual emergency. Dealership staff may not use the alarms to find vehicles in the parking areas.
- No outdoor P. A. system will be permitted for the property. If the Plan Commission allows a P. A. system its use should be restricted to regular business hours.
- The buffer area between the dealership and the residences to the north must include a very robust landscape screen, and possibly a new fence.
- Light pole height in the parking area may not exceed fifteen feet.

8/15/2023	8/21/2023	8/29/2023	Water Utility	Chris Walters	APPROVED	See comments
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Notes:

Any alterations to or new water service will require a Water Service Application. Contact Chris Walter at [cwalter@waukesha-water.com](mailto:cwalter@waukesha-water.com) to obtain a copy.