

City of Waukesha Application for Development Review

Last Revision
Date:
Dec. 2019

City of Waukesha Community Development Department - 201 Delafield Street, Suite 200, Waukesha, WI 53188 262-524-3750
City of Waukesha Department of Public Works Engineering Division—130 Delafield Street, Waukesha, WI 53188 262-524-3600
www.waukesha-wi.gov

Ascension Wisconsin Hospital - Waukesha

APPLICANT INFORMATION

Applicant Name: Ascension Wisconsin Hospital - Waukesha
Applicant Company Name: Columbia St. Mary's Inc.
Address: 400 West River Woods Parkway
City, State: Glendale, WI Zip: 53212
Phone: 414-465-3706
E-Mail: Elizabeth.Lemons1@ascension.org

PROPERTY OWNER INFORMATION

Applicant Name: Fox Run 3, LLC
Applicant Company Name: Somerstone, LLC
Address: 19035 W. Capital Drive, Suite 108
City, State: Brookfield, WI Zip: 53045
Phone: 414-708-1200
E-Mail: jrosen@somerstone.com

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: Luke Christen
Company Name: PhiloWilke Partnership
Address: 11275 S Sam Houston Parkways W. Suite 200
City, State: Houston, Texas Zip: 77035
Phone: 281-380-9567
E-Mail: lchristen@philowilke.com

PROJECT & PROPERTY INFORMATION

Project Name: Ascension Hospital Waukesha
Property Address 2304 W. St. Paul Ave Waukesha, WI 53188
Tax Key Number(s): WAKC 1328.999.001
Zoning: B-5 Community Business District
Total Acreage: _____ Existing Building Square Footage _____
Proposed Building/Addition Square Footage: 35,031
Current Use of Property: _____

PROJECT SUMMARY (Please provide a brief project description.)

The Project consists of the construction of a new, two-story building of approximately 35,031 square feet that includes a licensed hospital on the ground floor and a medical office build out on the second floor. The hospital will include eight inpatient rooms and eight emergency department exam beds

All submittals require a complete scaled set of digital plans (Adobe PDF) and shall include a project location map showing a 1/2 mile radius, a COLOR landscape plan, COLOR building elevation plans, and exterior lighting photometric maps and cut sheets. A pre-application meeting is required prior to submittal of any applications for Subdivisions, Planned Unit Developments, and Site and Architectural Plan Review. **The deadline for all applications requiring Plan Commission Reviews is Monday at 4:00 P.M, 30 days prior to the meeting date. The Plan Commission meets the Fourth Wednesday of each month.**

APPLICATION ACKNOWLEDGEMENT AND SIGNATURES

I hereby certify that I have reviewed the City of Waukesha Development Handbook, City Ordinances, Submittal Requirements and Checklists and have provided one PDF of all required information. Any missing or incomplete information may result in a delay of the review of your application. By signing this I also authorize The City of Waukesha or its agents to enter upon the property for the purpose of reviewing this application.

Applicant Signature Elizabeth Lemons
Applicant Name (Please Print) Elizabeth Lemons
Date: May 12, 2020

For Internal Use Only:

Amount Due (total from page 2): _____ Amount Paid: _____ Check #: _____
Trakit ID(s) _____ Date Paid: _____

City of Waukesha Application for Development Review

TYPE OF APPLICATION & FEES (CHECK ALL THAT APPLY) Please note that each application type has different submittal requirements. Detailed submittal checklists can be found in Appendix A of the Development Handbook.

	FEES
<input type="checkbox"/> Plan Commission Consultation \$200	N/A
<input type="checkbox"/> Traffic Impact Analysis	N/A
<input type="checkbox"/> Commercial, Industrial, Institutional, and Other Non-Residential \$480	
<input type="checkbox"/> Residential Subdivision or Multi-Family \$480	
<input type="checkbox"/> Resubmittal (3rd and all subsequent submittals) \$480	
ONE OF THE THREE FOLLOWING ITEMS IS REQUIRED FOR SITE PLAN & ARCHITECTURAL REVIEWS (*):	
* <input type="checkbox"/> Preliminary Site Plan & Architectural Review	N/A
<input type="checkbox"/> Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre \$2,200	
<input type="checkbox"/> Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres \$2,320	
<input type="checkbox"/> Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres \$2,440	
<input type="checkbox"/> Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. \$2,560	
<input type="checkbox"/> Resubmittal Fees (after 2 permitted reviews) \$750	
* <input checked="" type="checkbox"/> Final Site Plan & Architectural Review	\$1,440
<input type="checkbox"/> Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre \$1,320	
<input checked="" type="checkbox"/> Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres \$1,440	
<input type="checkbox"/> Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres \$1,560	
<input type="checkbox"/> Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. \$1,680	
<input type="checkbox"/> Resubmittal Fees (3rd and all subsequent submittals) \$750	
* <input type="checkbox"/> Minor Site Plan & Architectural Review (total site disturbance UNDER 3,000 total square feet)	N/A
<input type="checkbox"/> Projects that do not require site development plans \$330	
<input type="checkbox"/> Resubmittal Fees (3rd and all subsequent submittals) \$330	
<input type="checkbox"/> Certified Survey Map (CSM)	N/A
<input type="checkbox"/> 1-3 Lots \$500	
<input type="checkbox"/> 4 lots or more \$560	
<input type="checkbox"/> Resubmittal (3rd and all subsequent submittals) \$180	
<input type="checkbox"/> Extra-territorial CSM \$260	
<input type="checkbox"/> Preliminary Subdivision Plat (Preliminary Site Plan Review is also required.)	N/A
<input type="checkbox"/> Up to 12 lots \$1,270	
<input type="checkbox"/> 13 to 32 lots \$1,390	
<input type="checkbox"/> 36 lots or more \$1,510	
<input type="checkbox"/> Resubmittal (3rd and all subsequent submittals) \$630	
<input type="checkbox"/> Final Subdivision Plat (Final Site Plan Review is also required.)	N/A
<input type="checkbox"/> Up to 12 lots \$660	
<input type="checkbox"/> 13 to 32 lots \$780	
<input type="checkbox"/> 36 lots or more \$900	
<input type="checkbox"/> Resubmittal (3rd and all subsequent submittals) \$480	
<input type="checkbox"/> Extra-territorial Plat \$540	
<input type="checkbox"/> Rezoning and/or Land Use Plan Amendment	N/A
<input type="checkbox"/> Rezoning \$630	
<input type="checkbox"/> Land Use Plan Amendment: \$630	
<input type="checkbox"/> Conditional Use Permit	
<input type="checkbox"/> Conditional Use Permit with no site plan changes \$480	
<input type="checkbox"/> Conditional Use Permit with site plan changes \$480 plus applicable preliminary and final site plan fees above	N/A
<input type="checkbox"/> Planned Unit Development or Developer's Agreement (Site Plan Review is also required)	N/A
<input type="checkbox"/> New Planned Unit Development or Developer's Agreement \$1,760	
<input type="checkbox"/> Planned Unit Development or Developer's Agreement Amendment \$610	
<input type="checkbox"/> Annexation NO CHARGE	
<input type="checkbox"/> House/Building Move \$150	
<input type="checkbox"/> Street or Alley Vacations \$150	

TOTAL APPLICATION FEES:

\$1,440.00

City of Waukesha

Development Review Submittal Requirements

PLAN COMMISSION CONSULTATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Plan Commission Consultation may be submitted for review and comment for the owner/developer to ascertain the feasibility of a proposed project. A consultation is not required but may be submitted in advance of an actual submittal for a preliminary plat, CSM, Planned Unit Development, rezoning, conditional use or site plan. The Plan Commission will only provide feedback, no approvals will be given. Prior to applying for a Plan Commission Consultation you must discuss your project with the Planning Division to determine if a Plan Commission Consultation is recommended.

Review Time: Approximately 30 days

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission (optional)

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) copy of the plans you want conceptual review of
- Attachment A: Development Review Checklist. You should also review all other corresponding checklists that relate to the project that you are seeking conceptual review of and include as much information as possible.
- Cover letter outlining project details.

TRAFFIC IMPACT ANALYSIS SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Traffic Impact Analysis is required for projects that meet certain criteria. Please refer to the Developer's Handbook Section 4.4 to determine if your project requires a Traffic Impact Analysis

Review Time: Approximately 30 days

Reviewing Departments: Public Works Engineering Division

Reviewing Boards: None, however the Plan Commission may require a copy as part of site plan review process.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) copy of the Traffic Impact Analysis

PRELIMINARY SITE PLAN & ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Preliminary site and architectural plans are required for any new residential development with 4 or more units and all non-residential developments. Preliminary site plan approval is also required for additions or modifications to existing developments and projects where a stormwater management plan is needed. Preliminary approval is required unless it is determined by City staff in the Pre-Application meeting that the project only needs Final Site and Architectural Review.

Review Time: Approximately 30 days (45 if Common Council review is needed)

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Cover letter outlining project details.
 - Color architectural elevations of all sides of the building and color perspective renderings
 - Conceptual Landscape Plan
 - Attachment A: Development Review Checklist
 - Site Plan (see Attachment B: Engineering Plan Checklist)
 - Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
 - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
 - Utility Plans (see Attachment H: Sewer Plan Review Checklist)
 - Any other attachments as applicable.

FINAL SITE PLAN & ARCHITECTURAL REVIEW PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Final site and architectural plans are submitted only after the Plan Commission has approved Preliminary Site Plans for any new residential development with 4 or more units and all non-residential developments, including modifications to existing developments. Some projects may bypass Preliminary approval but only if it is determined by City staff in the Pre-Application meeting.

Review Time: Approximately 30 days (45 if Common Council review is needed)

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Cover letter outlining project details.
 - Color architectural elevations of all sides of the building and color perspective renderings
 - Landscape Plan (see Attachment I: Landscape Plan Checklist)
 - Attachment A: Development Review Checklist
 - Site Plan (see Attachment B: Engineering Plan Checklist)
 - Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
 - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
 - Utility Plans (see Attachment H: Sewer Plan Review Checklist)

MINOR SITE PLAN & ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Minor Site and Architectural review is intended for projects that may not need the extensive submittal requirements for Preliminary and Final Site Plan approval. Projects that qualify for Minor Site Plan submittal may include landscape, façade and building changes or minor site modifications that don't result in the addition of impervious surface.

Review Time: Approximately 30 days (45 if Common Council review is needed)

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Cover letter outlining project details.
 - Architectural elevations of all sides of the building being modified
- In addition, depending on the type of project, you may also need the following items:
 - Site Plan (see Attachment B: Engineering Plan Checklist)
 - Landscape Plan (see Attachment I: Landscape Plan Checklist)

CERTIFIED SURVEY MAP SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Certified Survey Map may be used to divide up to eight (8) lots in Commercial, Industrial, and Mixed Use zoning districts and up to four (4) lots in all other zoning districts.

Review Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Attachment E: Certified Survey Map Checklist
 - Attachment A: Development Review Checklist and other attachments as applicable.

**Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.*

PRELIMINARY PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Preliminary Plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Preliminary Plat to Waukesha County and the State of Wisconsin for review.

Review Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Attachment F: Preliminary Plat Checklist
 - Cover letter outlining project details.
 - Attachment A: Development Review Checklist and other attachments as applicable
 - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

FINAL PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Final plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Final Plat to Waukesha County and the State of Wisconsin for review.

Review Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Attachment G: Final Plat Checklist
 - Cover letter outlining project details.
 - Attachment A: Development Review Checklist and other attachments as applicable.
 - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

REZONING & COMPREHENSIVE PLAN AMENDMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

This review is for any requests to rezone land or amend the City’s Comprehensive Master Plan. For rezonings all property owners within 300 feet of the property will be notified of your request.

Review Time: 45-60 Days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council

Additional Information: Rezoning must be done in accordance with the Comprehensive Plan. Please consult with Planning staff to determine if a Comprehensive Plan Amendment is also required prior to submitting a rezoning application.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Cover letter outlining project details and rationale for rezoning
 - Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
 - Conceptual Plan (if applicable)

**Please note this application fee only covers the rezoning and/or Comprehensive Plan Amendment. If you are proposing site plan changes or are subdividing land you will also need to meet the applicable submittal requirements for those proposals.*

CONDITIONAL USE PERMIT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Any use listed as a Conditional Use in Chapter 22 (Zoning Code) requires a Public Hearing in front of the Plan Commission prior to building or occupancy permits being issued. All property owners within 300 feet of the property will be notified of your request.

Review Time: 30-45 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Conditional Use Permit Application

**Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.*

PLANNED UNIT DEVELOPMENT OR DEVELOPER’S AGREEMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

The PUD Overlay District is intended to permit development that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building heights and types, and/or mixing of compatible uses. The PUD Overlay District under this Chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the standards or use requirements set forth in the underlying basic zoning district.

Developer’s Agreements are used for any project that require public infrastructure improvements (sewer, storm sewer, sidewalks, etc) and other off-site improvements such as median openings, traffic signals, street widening, etc..

Review Time: 45-60 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council. Some projects will also require Board of Public Works review.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Cover letter/statement that outlining project details and all of the required information set forth in the Zoning Ordinance Section 22.52 (4)(a)
 - Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
 - General Development Plan
 - Proposed Supplemental Design Elements (required for all PUDs under the minimum required acreage)

**Please note in addition to the PUD submittal requirements your project will also need additional application fees and submittal materials based on the project type. This may include Preliminary and Final Plats, Preliminary and Final Site and Architectural Plans, Certified Survey Maps, Traffic Impact Analysis. Staff will inform you of any additional submittal requirements at the Pre-Application meeting, which is required prior to submitting your application.*

ANNEXATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Requests for annexation as permitted under Section 66.0217 Wisconsin Statutes.

Review Time: 45-60 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Copy of your State of Wisconsin Request for Annexation Review Application
 - Signed City of Waukesha Direct Annexation Petition
 - Map of property of property to be annexed.
 - A boundary description (legal description of property to be annexed)
 - Any additional information on the annexation.

HOUSE/BUILDING MOVE SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Any application to move a home or building from one location to another in the City requires review by staff and the Plan Commission.

Review Time: 30-45 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility, Police Department, Any affected Public Utilities

Reviewing Boards: Plan Commission

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Address of existing structure and address of final destination for structure
 - Site Plan showing location of house/building at the new location
 - Proposed route for moving structure. Should also include any overhead wires, mailboxes, or other obstructions that will need to be temporarily relocated to allow for the house/building to get to the new site.

STREET VACATIONS

Street Vacations must be reviewed and approved by the Plan Commission.

Review Time: 45-60 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes a map and legal description of the areas to be vacated.

P & W ARCHITECTS, LLP

4996

Re.

Check Total: \$1,440.00

04/01/2020

Pay To City of Waukesha

Check No. 4996

Invoice No.	Invoice Date	Invoice Amount	Amount Due	Discount	Apply	Balance
03252020B	03/25/2020	1,440.00	1,440.00	0.00	1,440.00	0.00

Final Site Plan & Arch Review

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

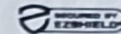
P & W ARCHITECTS, LLP

11275 S. SAM HOUSTON PKWY. W.
SUITE 200
HOUSTON, TEXAS 77031
(832) 554-1130

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

32-61/1110



Check No. 4996

One Thousand Four Hundred Forty and 00/100 Dollars

DATE

AMOUNT

4/1/2020

\$1,440.00

PAY
TO THE
ORDER
OF

City of Waukesha
201 Delafield Street
Suite 200
Waukesha, WI 53188

TWO SIGNATURES REQUIRED OVER \$20,000.00



[Signature]
AUTHORIZED SIGNATURE

⑈004996⑈ ⑆111000614⑆

905798703⑈

Security features. Details on back.





Partnership

11275 S. Sam Houston Pkwy W.
Suite 200 | Houston, TX 77031
832.554.1130 | philowilke.com

3 April 2020

Doug Koehler
City of Waukesha
201 Delafield Street, Suite 200
Waukesha, WI 53188

Re: Ascension Waukesha
218-097

Dear Mr. Koehler:

The project is a new, approximately 32,769 GSF, two-story facility. The building construction classification is a Type IB (IBC). The exterior construction will consist of a steel structural frame, 6-inch metal studs with a brick veneer. The front entry façade consists of a two-story curtain wall element. The second-floor structure shall be constructed of a composite deck system. The second-floor structure will provide a 2-hour occupancy separation between the hospital and the medical office building. The roof system shall be a 60 mil TPO system with a siphonic roof drain system.

The first floor will consist of a licensed hospital with eight (8) Emergency department beds and eight (8) inpatient beds. A general x-ray and CT scan rooms will be included within the hospital footprint. Medical gas for the facility is provided via gas canisters within a medical gas room. The hospital's dietary services are provided via a re-heat kitchen. Only microwave ovens and toasters will be utilized to re-heat food.

The second floor shall be shelled space for a future medical office building designation. The medical office portion of the building will be accessed via its own separate public entrance with one passenger elevator.

Sincerely,

A handwritten signature in blue ink that reads "Cathryn E. Horan".

Cathryn Horan
Partner

\\pw-server\projects\218-097 emerus waukesha wi\b-design\07 code compliance\development review\preliminary site and arch\philowilke letterhead.docx



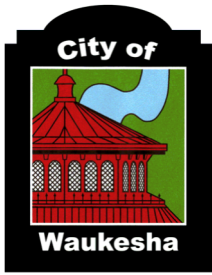
Attachment A - Application for Development Review Checklist

Project Name: ASCENSION - WAUKESHA
 Engineering Design Firm: JSD Professional Services, Inc.

Checklist Items	CSM	Preliminary Plat	Final Plat	Property Survey for Bldg Permit	Storm Water Plan	Erosion Control Plan	Site, Grading, Drainage Plan	Street Plan	Utility Plan	Landscape Plan	Traffic Control Plan	Traffic Impact Analysis	Conditional Use or Home Indus.	PUD or Developer's Ag.	Minor site or Arch. Change	Conditional Use	Rezoning & Comp. Plan Change
Followed Construction Drawing Sheet Layout standards in Development Handbook						Y	Y		Y	Y							
Followed Development Handbook and Storm Water Ordinance standards for Erosion control plans						Y											
Obtained geotechnical evaluation for storm water and pavement design							N	N	N								
Followed Development Handbook standards, and Wisconsin Administrative Code for Property Survey																	
Verified proposed basement floor elevation is at least 1 foot above the highest seasonal high water table elevation																	
Followed Development Handbook standards and Ordinance for Preliminary Plat																	
Followed Site, Grading, and Drainage Plan design standards in Development Handbook and Storm Water Ordinance							Y										
Followed Traffic impact analysis standards in Development Handbook																	
Specifications conform to current City Standard Specifications						Y	Y		Y	Y							
Followed Lighting Plan standards in Development Handbook									Y								
Development site contains Contaminated Waste							N										
Followed storm water management requirements in Development Handbook, and Ordinance																	
Site contains mapped FEMA floodplain or a local 100-year storm event high water limits							N										
Site contains wetlands or Natural Resource limits (ie. Primary, Secondary, Isolated , shoreland limits)							N										
CSM follows standards in Development Handbook, City Ordinance, and State Statutes																	
Followed Development Handbook standards for Street plans and profiles																	
Followed Development Handbook standards for utility plans and profiles									Y								
Existing sanitary sewer lateral has been televised							N		N								

Checklist Items	CSM	Preliminary Plat	Final Plat	Property Survey for Bldg Permit	Storm Water Plan	Erosion Control Plan	Site, Grading, Drainage Plan	Street Plan	Utility Plan	Landscape Plan	Traffic Control Plan	Traffic Impact Analysis	Conditional Use or Home Indus.	PUD or Developer's Ag.	Minor site or Arch. Change	Conditional Use	Rezoning & Comp. Plan Change
Development Agreement needed for Public Infrastructure																	
Followed Development Handbook standards for Landscape plans										Y							
Followed Development Handbook standards, State Statutes and Ordinance for Final Plat																	
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						Y	Y		Y	N							
32.10(e)(12.)H. A cover sheet stamped and signed by a professional engineer registered in the State of Wisconsin indicating that all plans and supporting documentation have been reviewed and approved by the engineer and certifying that they have read																	
City, DNR, County or State Permits are needed							Y		Y								
Complete and submit Plan Sheet and Submittal Specific checklists in Development Handbook						Y	Y		Y	Y							
Proposed easements needed are shown.							N/A		N/A								
All Existing easements are shown						Y	Y		Y	Y							

STORMWATER PLAN BY OTHERS



City of Waukesha
 Department of Public Works
 130 Delafield Street
 Waukesha, WI 53188
 Waukesha-wi.gov

Engineering Plan Checklist

Attachment B
 (Rev 12/18)

Project Name: ASCENSION - WAUKESHA

Engineering & Design Firm: JSD Professional Services, Inc.

General Information

Plans shall include the seal and signature of the Wisconsin licensed professional engineer responsible for the preparation of the construction plans on the cover sheet or on each sheet

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a copy of the WisDOT permit for any work in the State of Wisconsin right of way.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a copy of the Waukesha County Department of Public Works permit for any work in right of way of Waukesha County.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a copy of Wisconsin Department of Natural Resources Water Resources Application for Project Permits (WRAPP) for all sites greater than one acre.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a copy of US Army Corps of Engineers 404 permit.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide cross access agreements for use of entrances.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide off-site utility easements.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide hydraulic gradeline calculations for all storm sewer pipes signed and sealed by a professional engineer licensed in the State of Wisconsin.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a storm water management plan and calculations signed and sealed by a professional engineer licensed in the State of Wisconsin.

All Plan Sheets

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plans prepared on sheets measuring 11" high by 17" wide or no larger than 24" high by 36" wide.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer, watermain and storm sewer system plans for the entire development are included.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A profile view is located below a plan view on plan and profile sheets and both views are aligned by stationing whenever possible. In general, stationing is from left to right.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plan and profile sheets start and terminate at match lines.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The assumed bearing base, control monuments and stationing reference line(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Right-of-way limits and easement limits
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Edge of pavement or flange, face and back of curb
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name of each existing, proposed, and future roadway and any intersecting roadways
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot lines, lot and block numbers
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Addresses and names of Owners for existing parcels

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All obstructions located within the project limits including, but not limited to: trees, signs, utilities, fences, light poles, structures, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A note warning that underground utilities must be located by "Diggers Hotline" prior to start of construction
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Legend (relevant to each sheet) showing all special symbols, line types and hatch used
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title block includes at a minimum, the following information: Name and address of engineering (design) firm and owner/developer Date of the drawing and last revision Scale Plan sheet number (# of #) Name and location description of development
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North to the top or right of the sheet and shown by a north arrow, clearly shown without intrusion.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale of the plans 1" = 40' horizontally and 1" = 8' vertically for 11" by 17" plan sheets and 1" = 20' horizontally and 1" = 4' vertically for 22" by 34" sheets. Partial site plans have a scale of 1" = 20' or larger. The scale of details is such that the detail is clearly shown. The scale is shown with a line scale and text.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing surface objects indicated with screened lines and clearly labeled.

Cover Sheet

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project title.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location Map (Proximity to two main streets minimum).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Index of all plan sheets
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	For large or phased subdivisions, a key map of layout and phases.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A minimum of two (2) current SEWRPC reference benchmarks. Survey documentation of tie to Wisconsin State Plane Coordinate System, South Zone (horizontal) and City of Waukesha datum (vertical) provided. Elevations shown based on City of Waukesha datum.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All permanent or temporary benchmarks and elevations.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A description of the locations of the benchmarks; and the basis or origin of the vertical control network.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date of plan preparation and applicable revision date(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The following statement: " <i>All site improvements and construction shown on the plans shall conform to the City of Waukesha <u>Development Handbook & Infrastructure Specifications</u>. Where the plans do not comply, it shall be the sole responsibility and expense of the Developer to make revisions to the plans and/or constructed infrastructure to comply.</i> "

JSD Professional Services, Inc. was not contracted to do the survey and therefore do not have access to control points, benchmarks, elevations, etc. JSD shall not be held responsible to any mistakes, if any, on the survey.

Roadway

Sheets 3 and 4 not applicable to this project;
not designing public roadway.

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	For all new streets, a site specific geotechnical evaluation and pavement design submitted with the plans.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A separate detail sheet showing typical cross-sections for each roadway standard width and cul-de-sac if applicable.

Plan View

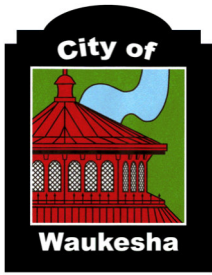
YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The assumed bearing base, control monuments and stationing reference line along the centerline of the roadway, including cul-de-sacs.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At least one clearly labeled benchmark or control point per sheet.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pavement and median dimensions.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Final grade elevations at 25' intervals at the right-of-way including at the edge of pavement for rural sections or at the flange of curb for urban sections.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Final grade elevations for cul-de-sacs at 25' intervals at the right-of-way including at the edge of pavement for rural sections or at the flange of curb for urban sections.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Label all PVC's, PVT's, and PC's, PT's for vertical and horizontal curves. Radii of all intersections (edge of pavement or flange of curb, with note indicating which is referenced).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveways for all lots adjacent to storm inlets and intersections.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks labeled and dimensioned.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing, proposed, future streets and drives labeled and dimensioned.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All roadside ditch locations, flowline elevations at 50' intervals of the ditches.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slope intercepts.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Invert profile for 200' downstream for any existing ditches receiving flow from a proposed road or street.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limits of any areas which need special stabilization techniques.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Specific details of all existing connected roadways. Pavement, shoulders, ditches, curb alignment, and grades shall be shown as needed to adequately make the transition.

Intersection Details

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Radii of all intersections (edge of pavement or flange of curb, with note indicating which is referenced).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks and accessible ramps labeled and dimensioned.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Right of way corner clips and sight visibility easements.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spot grades as necessary to ensure proper drainage and compliant ADA slopes.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spot grades shall be shown at end of radius for all curb and gutter and the end radius for all back of sidewalk.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage clarified by flow arrows, high points, sags, ridges, etc. Slope intercepts shall be clearly labeled by station, elevation to the nearest 0.1', and offset distance (left or right) from the reference line.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Invert elevation of ditches (for rural roadway).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Final subgrade elevation at the centerline of the street or roadway.

Cross Sections

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Right of way limits.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slope intercepts clearly labeled.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elevations to the nearest 0.01'.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Offset distance (left or right) from the reference line.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Final grade elevations at back of walk, face of walk, top of curb, flange elevation (edge of pavement for rural section), and the centerline of the street or roadway.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cross slope of sidewalk, terrace area, and roadway.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Invert elevation of ditches (for rural section)



City of Waukesha
 Department of Public Works
 130 Delafield Street
 Waukesha, WI 53188
 Waukesha-wi.gov

Site, Grading and Drainage Plan Conditional Use Permit Checklist

Attachment C
 (Rev 12/18)

Project Name: ASCENSION - WAUKESHA

Engineering & Design Firm: JSD Professional Services, Inc.

General Requirements

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Applicant's name
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and location of development
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale and north arrow
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date of original and revisions noted
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	License number and professional seal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Digital Drawings in AutoCAD format of the site layout & building plan layout
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pay impact fees

Building Plans Architect to submit

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contact Community Development Department

Site Plans

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dimensions of development site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, footprint, and outside dimensions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed pedestrian access points
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed vehicular access points
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking lots, driveways shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Front, side and rear yard setbacks shown and labeled
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location, identification and dimensions of all existing or planned easements
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identification of all land to be dedicated
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location, elevation, and dimensions of walls and fences
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of outdoor lighting with lighting design plan and calculations Provided by others
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sign complies with City Code Book
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of existing and proposed signs

Site Access

YES	NO	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal description or certified survey of property
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development compatible with its zoning district
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks to be shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site entrance drive dimensions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Individual development vehicular entrances at least 125 feet apart
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adjacent development share driveway where possible
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At least one vehicular and pedestrian access point to each adjoining site granted by cross easements
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cross access to be provided with minimum paved width of 24 feet
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Design detail for all new public streets

Parking/Traffic

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5-foot wide (min) paved walkway to building entrance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7-foot parking separation from front of building
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum parking spaces provided
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service truck parking in designated service areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking spaces and layout dimensioned
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot paved with HMA or concrete
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Handicap parking provided
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum required stacking distance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete curb and gutter around parking lot

Grading and Drainage Plans

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show existing tree lines and any obstructions (fences, structures, power poles, etc.) within the project limits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All proposed lot lines and lot numbers or addresses
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot line dimensions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Outline of buildable areas for each lot
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Typical setbacks of buildable area to front, side and back lot lines
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All existing buildings, structures and foundations
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All existing drainage channels and watercourses
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Emergency overflow routes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage clarified by flow arrows, high points, sags, ridges, and valley gutters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed retaining wall locations with top and bottom of wall elevations at key locations
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100-year flood plain limit (both pre-and post-project)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100-year storm water surface elevation stormwater management report
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands. Wetland limits labeled with bearings and distances and dimensioned to lot lines. Bearings and distances may be shown in tabulated format.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All environmental corridors, & or environmentally sensitive areas as required by DNR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All existing and proposed easements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing topography of the site and all areas within 50 feet of the site shown at a one foot contour interval using City of Waukesha datum. Existing contours shown as thin, dashed screened or grey lines with a readily discernable heavier line used for the 5-foot contour intervals.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed grading shown at a contour interval of 1 foot using City of Waukesha datum. Proposed contour lines shown as solid medium lines, with a discernible heavier line use for the 5-foot contour intervals.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The yard grade and first floor elevation of proposed building and any existing buildings located within 150 feet of the parcel boundary.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed road(s), curb and gutter, all storm sewer grates and storm sewer manholes (or cross-culverts for open ditches). Show any off-road storm inlets and discharge locations with surface entry elevations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spot grades as necessary to ensure proper drainage and compliant ADA slopes and routing where applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	At front setback line show a typical house shell on each lot and the proposed yard grade to the nearest tenth of a foot (assumed to be 0.7' below the top of block) for each building. Show proposed finished elevations to the nearest tenth of a foot at all lot corners and alongside lot lines adjacent to the front and back corners of the typical house. Show proposed finished elevations to the nearest tenth of a foot at high and low points along any side or back lot lines, and at high and low points if roads to demonstrate proposed drainage.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The grading plan for any house that will require special design due to topography, clearly show separate grades for the garage and yard grade if extra steps are needed. Separate spot finish elevations shown for rear or side exposure or walkout.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate minimum finished floor elevations adjacent to floodplains, ponds, creeks/channels, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed storm inlets shown on each grading plan. Each plan also includes specific details on all applicable retention/detention basins, ponds, overflows, etc. Separate sheets or notes as required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locations of existing and proposed streets, drives, alleys, easements, right-of-way, parking as required, vehicular and pedestrian access points, and sidewalks
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outline of any development stages
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location and details on any required emergency access roads
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Soil characteristics stormwater management report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed topography shown for the site and or adjacent properties
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodplain, shore land, environmental and wetlands shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and dimensions of on-site storm water drainage facilities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and footprint of all existing buildings
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locations and species of existing trees
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Berm detail
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot grades and swales shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage calculations provided

Erosion Control

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location Map stormwater management plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Soils Survey Map stormwater management plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing Land Use Mapping stormwater management plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Predeveloped Site Conditions stormwater management plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Existing contours
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Property lines
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Existing flow paths and direction
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Outlet locations
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Drainage basin divides and subdivides
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Existing drainage structures on and adjacent to the site
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Nearby watercourses
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Lakes, streams, wetlands, channels, ditches, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Limits of the 100-year floodplain
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Practice location/layout/cross sections
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction Details
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Name of receiving waters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site description/Nature of construction activity
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sequence of construction
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Estimate of site area and disturbance area
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre- and post-developed runoff coefficients stormwater management plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Description of proposed controls, including
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Interim and permanent stabilization practices
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Practices to divert flow from exposed soils
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Practices to store flows or trap sediment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Any other practices proposed to meet ordinance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing topography of the site and all areas within 50 feet of the site shown at a one foot contour interval using City of Waukesha datum. Existing contours shown as thin, dashed screened or grey lines with a readily discernable heavier line used for the 5-foot contour intervals.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed grading shown at a contour interval of 1 foot using City of Waukesha datum. Proposed contour lines shown as solid medium lines, with a discernible heavier line use for the 5-foot contour intervals.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	List the total disturbed acreage including offsite areas.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide free survey in accordance with City Erosion Control Ordinance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed limits of disturbance including proposed tree cutting areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location and dimensions of all temporary topsoil and dirt stockpiles.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and dimensions of all appropriate best management practices (BMP).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Phasing of BMP's with the construction activities listed / described.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Schedule of anticipated starting and completion date of each land disturbing and land developing activity, including the installation of the BMP measures that are needed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of all channels, pipes, basins or other conveyances proposed to carry runoff to the nearest adequate outlet, including applicable design assumptions and computations.

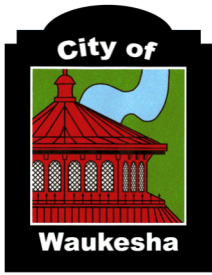
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Areas to be sodded or seeded and mulched or otherwise stabilized with vegetation, describing the type of final vegetative cover.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Areas of permanent erosion control (other than vegetation).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Boundaries of the construction site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage patterns/slopes after grading activities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Areas of land disturbance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locations of structural and nonstructural controls
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage basin delineations and outfall locations

Optional Submittals as Determined by Review Authority

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Traffic impact analysis
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental impact statement
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Soil and Site Evaluation Report per DNR Technical Standard 1002
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plot of effect of exterior illumination on site and adjacent properties
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Description of any unusual characteristics
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Street perspectives showing view corridors
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic site
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Economic feasibility study
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contaminated Waste Site

I hereby certify that I have reviewed the City ordinances and provided one (1) full-sized set of all required information along with all the required reduced copies of plans.

Applicant's Signature: Elizabeth Lemons



City of Waukesha
 Department of Public Works
 130 Delafield Street
 Waukesha, WI 53188
 Waukesha-wi.gov

Sewer Plan Review Checklist

Attachment H
 (Rev 12/18)

Project Name: ASCENSION - WAUKESHA

Engineering & Design Firm: JSD Professional Services, Inc.

Sanitary System

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 4" sanitary sewer lateral from the main to the property line, PVC SDR 26 or 35 conforming to ASTM standards D 3034 with rubber gasket joints
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary sewer laterals shall have a green #12 locator wire installed along the entire length. Locator wire shall be brought to the surface at the edge of the building and enclosed in a curb box with "sewer" on the cover.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sampling manhole required for all food service developments (or developments with the potential to become food service) and industrial/manufacturing facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial facilities must complete an industrial discharge form.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outside drop manhole connection required where drop is greater than 24 inches.
Sanitary Plan View			
YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ghost existing utilities and lateral locations in screened format. Label the pipe size of existing utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Label the proposed sewer and laterals with length, size, and material type
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material and size of the existing sanitary sewer being connected to.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Label the stub-outs with length, size, slope, and invert elevations (if not profiled).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dimensions showing offset from right-of-way to the sewer and separation distance between other utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show type and size of encasement where needed
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show flow directions of all proposed mains. laterals only
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Length of each sewer lateral and height of any lateral risers. Label proposed invert elevations at right-of-way lines.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Distance from downstream manhole to each upstream sewer lateral.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed manholes and cleanouts labeled with a design plan number. Existing manholes labeled with numbers obtained from City records.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rim and invert elevations at each manhole, based on City of Waukesha datum (for private sewer if not profiled)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show and label all easements
Sanitary Profile View			
YES	NO	N/A	laterals not profiled
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stationing.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed surface profiles and elevations over the sewer.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All utility crossings. Label elevations if known.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pipe material / class, size, length, and percent grade to two (2) decimal places.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material and size of the existing sanitary sewer being connected to.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Length, type, and size of encasement as needed.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed manholes. Indicate type and diameter.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Label station, rim, and invert elevations, based on City of Waukesha datum, and design plan number for each manhole and cleanout. Existing manholes to be labeled with numbers obtained from City records.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limits of gravel and/or slurry backfill.
Sanitary for Subdivisions/Large Developments			
<i>(Complete copies of City specifications for sanitary sewer are available upon request.)</i>			
YES	NO	N/A	Project not large development
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Each parcel should have a separate sanitary sewer lateral.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary sewer – 8 ft. horizontal separation from water main per DNR requirements. 8" diameter minimum size, PVC SDR 26 for depths up to 25 ft.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary sewer manhole at every change of direction and a maximum distance of 400 ft.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A chimney seal shall be required on all manholes.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide copies of all approved WDNR/WDOC submittals, including sewer sizing calculation worksheet and the area served.

Storm System

Storm Plan View			
YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ghost existing utilities and lateral locations in screened format. Pipe size of existing utilities labeled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed sewer and laterals with length, size, and material type clearly labeled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material and size of the existing storm sewer being connected to.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stub-outs labeled with length, size, slope, and invert elevations (if not profiled).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dimensions showing offset from right-of-way to the sewer and separation distance between other utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Type and size of encasement where needed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Length of any sewer lateral. Label proposed invert elevations at right-of-way lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed inlets, manholes, and other drainage structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed drainage structures labeled with a design plan number. Existing drainage structures labeled with numbers obtained from City records.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Details of outfall or ditch inlet protection requirements such as rip-rap, end sections or headwalls as needed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Details of detention facilities, outfall, overflow and control structures as needed.
Storm Profile View			
YES	NO	N/A	storm sewer not profiled - private development
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stationing.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed surface profiles and elevations over the sewer.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All utility crossings. Label elevations if known.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pipe material / class, size, length, and percent grade to two (2) decimal places.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material and size of the existing storm sewer being connected to
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Length, type, and size of encasement as needed.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed inlets, manholes, and other drainage structures. Label type and size.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Label station, rim, and invert elevations, based on City of Waukesha datum, at each manhole, catch basin, inlet, and detention control structure.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed drainage structures labeled with a design plan number. Existing drainage structures to be labeled with numbers obtained from City records.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cross-section of open channels and detention facilities, including outfall, overflow, and control structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limits of gravel and/or slurry backfill.

General System

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all easements, public or private.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No structures allowed within a public easement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plantings or signs within public easements, if permitted by City, shall be at least 5 feet from the utilities.

General for Subdivisions/Large Developments

YES	NO	N/A	Project not large development
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide plans sealed by Registered Professional Engineer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show benchmark, north arrow and scale.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show existing/proposed sewer and water utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All sewer to be installed by the developer under the terms of a Development Agreement.

Utility Plans

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of all utilities: storm and sanitary sewers, water mains, fire hydrants, electrical, natural gas, and communication (cable television, telephone, etc.) lines
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior lighting for parking and other outdoor areas, outdoor signs, and building exteriors. Lighting design by others
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of waste and trash collection, and indicate plans for snow removal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and footprint of any and all buildings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and names of existing and proposed streets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and size of existing and proposed storm sewer, sanitary sewer, and water utility systems shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric, gas, telephone, and cable lines shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All new utilities are underground
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior lighting detail provided Lighting design by others
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of all utility and private fire hydrants
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sampling manhole shown (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grease interceptor shown (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and size of existing and proposed water meters

Include the following notes on the Utility Plan:

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All sanitary sewer to be installed in accordance with City of Waukesha standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All applications and fees for sanitary sewer must be completed and paid prior to connection to sewer systems.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any utility work in the right-of-way and all sanitary sewer connections to be inspected by City. Notify City 72 hours in advance of connecting to sewer.

The above list contains items that are commonly missed on Utility Plans. For subdivisions or other large or complex projects, a complete plan review includes many more checks too numerous to list here. Please call (262) 524-3600 for additional information. City typical sewer details can be provided upon request.

Note: For water main, contact Waukesha Water Utility at (262) 521-5272