

# Project Reviews

## City of Waukesha

**Project Number: SPAR17-00001**

Description: **Duluth Trading Co. (Preliminary)**

Applied: **1/11/2017**

Approved:

Site Address: **2320 BLUEMOUND RD**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53186**

Status: **UNDER REVIEW**

Applicant: **Oppidan**

Parent Project:

Owner: **HOME DEPOT USA INC**

Contractor: **<NONE>**

Details:

**ID17-0062**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
1/20/2017	2/3/2017		Addressing	Greg Schauer	REVIEW COMPLETE	See Notes
Notes:						
The address for this building will be 2310 BLUEMOUND RD. This address is subject to change should it be relocated on the property during the planning process.						
1/20/2017	1/23/2017	1/24/2017	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	No Comments
Notes:						
1/20/2017	1/27/2017	1/24/2017	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes:						
Review Group: AUTO						
1/11/2017	2/2/2017	2/2/2017	Building Inspection	Michael Mazmanian	REVIEW COMPLETE	see notes
Notes:						
- South and east facade lack character. Could be achieved through additional windows, stone base with lintel to where brick is currently shown and brick replacing EIFS.						
- possibly add stone at base similar to other stores developed elsewhere.						
- Would prefer to see revised proposal.						
1/11/2017		1/27/2017	Fire	Brian Charlesworth		
Notes:						
1/11/2017	1/23/2017	1/11/2017	General Engineering	DAVID BUECHL	UNDER REVIEW	See notes

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Notes:

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1. The following items should be submitted:

a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.

a. Impact fees. Confirm building area of 15,536 sq. feet.

i. Letter of Credits

ii. Interceptor assessment

iii. Pump station assessment

b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.

c. Sanitary Sewer Lateral Video (post construction)

d. Waukesha Water Utility approval.

e. Development agreement will be needed for project.

2. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:

a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit.

b. City of Waukesha Construction Permit.

c. City of Waukesha Storm Water Permit.

d. Private sanitary sewer approval.

Site Plan

1. Provide Waukesha County approval for increased traffic use.

2. Provide truck turning route plan to confirm that the site is properly designed for City fire trucks and semi-truck deliveries.

3. Provide on-site cross-access easements to adjoining parcels subject to final parking lot layout. Prepare documents for City review and approval.

Developer to record access easements after City approval.

Title Sheet

1. 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.

Grading Plan

1. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each building.

2. Basement floor to be 1 foot above the seasonal high water table.

3. 32.09(c)1 Access Drives and Tracking. Provide access drive(s) for construction vehicles that minimize tracking of soil off site using BMP(s) such as stone tracking pads, tire washing or grates. Minimize runoff and sediment from adjacent areas from flowing down or eroding the access drive.

4. 32.09(c)3 Inlet Protection. Protect inlets to storm drains, culverts and other storm water conveyance systems from siltation until the site is stabilized.

5. 32.09(c)9 Site Dewatering. Treat pumped water to remove sediment prior to discharge from the site, using BMPs such as sediment basins and portable sediment tanks.

6. 32.09(c)10 Dust Control. Prevent excessive dust from leaving the construction site through construction phasing and timely stabilization or the use of BMPs such as site watering and mulch - especially with very dry or fine sandy soils.

7. 32.09(c)13 Sediment Cleanup. By the end of each workday, clean up all off-site sediment deposits or tracked soil that originated from the permitted site. Flushing shall not be allowed unless runoff is treated before discharge from the site.

8. 32.09(c)14 Final Site Stabilization. All previous cropland areas where land disturbing activities will not be occurring under the proposed grading plans, shall be stabilized upon permit issuance. Stabilize all other disturbed areas within 7 days of final grading and topsoil application. Large sites shall be treated in stages as final grading is completed in each stage. Any soil erosion that occurs after final grading or the application of stabilization measures must be repaired and the stabilization work redone.

9. 32.09(c)15 Temporary Site Stabilization. Any disturbed site that remains inactive for greater than 7 days shall be stabilized with temporary stabilization measures such as soil treatment, temporary seeding or mulching. For purposes of this subsection, "inactive" means that no site grading, landscaping or utility work is occurring on the site and that precipitation events are not limiting these activities. Frozen soils do not exclude the site from this requirement.

10. 32.09(d)(2)(B)(xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;

11. 32.09(d)(2)(B)(xiii) Final site stabilization instructions for all other disturbed areas, showing areas to be stabilized in acres, depth of applied topsoil, seed types, rates and methodology, fertilizer, sod or erosion matting specifications, maintenance requirements until plants are well established, and other BMP(s) used to stabilize the site;

12. 32.09(d)(2)(B)(xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to properly implement the plan, including estimated starting date of grading, timing and sequence of construction or demolition, any construction stages or phases, utility installation, dewatering plans, refuse disposal, inspection requirements, and the installation, use, and maintenance of BMP(s) proposed in the plan;

13. 32.10(c)21. Location and descriptive notes for any existing or proposed easements, right-of-ways, vision corners or other known site restrictions. Road right-of ways and building setbacks shall be in compliance with all applicable administrative codes, adopted plans and ordinances;

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14. Show driveway slope.

1/11/2017	2/3/2017	1/27/2017	Planning	Jeff Fortin	REVIEW COMPLETE	
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Notes:

1. South and west facades need additional architectural details, particular attention should be paid to the south elevation since it faces Bluemound Road. Applicant is working on revisions prior to meeting.
2. Additional landscaping along the south perimeter of the parking lot expansion will be needed for Final approval. Also add Landscape Island in place of the striped island.

1/11/2017		2/9/2017	Planning Commission	Jeff Fortin		
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Notes:

1/11/2017	2/2/2017	2/2/2017	Water Utility	Chris Walters	REVIEW COMPLETE	see notes
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Notes:

- The developer needs to complete the Water Service – Connections and Meters Application from the Waukesha Water Utility website, and submit it with the associated fee to the Waukesha Water Utility. This will allow us to determine meter size. The meter and radio will be provided and installed by Waukesha Water Utility as well.
- Please indicate the length of the water service on the utility plan C4.0.

Review Group: FIRST REVIEW

1/20/2017	1/23/2017	1/24/2017	Sanitary Sewer	DAVID BUECHL	REVIEW COMPLETE	See notes
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Notes:

1. Show existing underground pipes on site and adjoining site and in public right of ways.
2. Convey easement for private sanitary sewer lateral main. Provide documentation of recording prior to issuance of building permit.
3. Provide specifications for lateral construction and connection to main.
4. Post-construction: The building will have 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.

1/20/2017	1/23/2017	1/24/2017	Stormwater	DAVID BUECHL	REVIEW COMPLETE	See notes
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Notes:

1. Verify curve number does not exceed design curve number for site.
2. Provide area of additional impervious area proposed.
3. 32.10(d)(6.)G. Storm sewers. All storm sewers shall be designed in accordance with the City of Waukesha's technical standards and specifications.
4. A Storm water maintenance agreement should be recorded for maintenance of the storm water pond. The City template can be sent to the Engineer.
5. Show emergency overland drainage route through property.
6. Verify 100-year high water elevation of ponds in relation to existing site storm sewers.
7. Provide easements for storm sewer drainage to ponds.

1/20/2017	1/24/2017	1/24/2017	Street Design	Margaret Liedtke	REVIEW COMPLETE	No Comments at this time.
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Notes:

No Comments at this time.

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1/20/2017	1/23/2017	1/24/2017	Subdivision and Platting	DAVID BUECHL	ADDITIONAL INFO REQUIRED	See notes
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Notes:

1. A Certified Survey Map (CSM) will be needed to subdivide the existing lot into two lots.