

Waukesha Project Reviews

City of Waukesha

Project Number: SPAR17-00015

Description: **Husco**

Applied: **4/26/2017**

CC Meeting:

Site Address: **2239 PEWAUKEE RD**

Mtg Date: **5/24/2017**

City, State Zip Code: **WAUKESHA, WI 53188**

Status: **RECEIVED**

Applicant: **Briohn Design Group**

Project Manager: **Maria Pandazi**

Owner: **HUSCO INTERNATIONAL INC**

Project Type: **SITE PLAN AND ARCHITECTURAL REVIEW**

Contractor: **<NONE>**

Details:

PC17-0042

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
5/10/2017		5/16/2017	Sanitary Sewer	Chris Langemak		
Notes:						
5/10/2017	5/19/2017	5/16/2017	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
Notes:						
Review Group: AUTO						
4/26/2017		4/26/2017	Building Inspection	Michael Mazmanian		
Notes:						
4/26/2017	5/22/2017	4/26/2017	Fire	Brian Charlesworth	REVIEW COMPLETE	See Notes
Notes:						
This addition will be required to be have an automatic sprinkler system in accordance with Municipal Ordinance 21.07.						
4/26/2017	5/15/2017	4/26/2017	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	See notes
Notes:						
General						
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.						

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2. 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.

3. 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, if needed. Provide exhibit showing ultimate actual disturbance area that the permit is not needed if that is the case.

b. City of Waukesha Construction Permit

c. City of Waukesha Storm Water Permit

d. Private sanitary sewer approval

Existing Conditions Plan

1. Provide releases of existing easements on site.

2. A Certified Survey Map is needed to combine the two existing parcels. There will be setback issues, and the Surveyor is showing a gap on the property that needs to be resolved.

ALTA Survey

1. Provide property survey. Show all existing easements.

2. Provide document to confirm right of way vacations occurred.

Utility Plan

1. The existing building has a sanitary sewer lateral connecting the City's sewer main. Please provide a post construction sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.

3. Show sanitary sewer lateral. Confirm if the shown sanitary sewer lateral was located by televising records.

4. Provide storm sewer sizing computations for all proposed storm sewer. Utilize correct tailwater elevations.

Storm water Review

1. The following items should be submitted:

a. Storm water Maintenance Agreement. Include front and back ponds

2. Confirm FAA storm water requirements are met.

Site Plan

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.

Erosion Control Plan

1. 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.

2. 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.

3. 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.

4. 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;

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5. 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;
6. 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;
7. A construction sequence should be added.
8. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
9. Chapter 32.09(d)(2)(xv): Location of soil evaluations with surface elevations and unique references to supplemental soil evaluations report forms in accordance with section 32.11(c). A separate map should show estimated seasonal water table depths down to planned excavation depths with references to the proposed site plan.
 - a. A minimum 1-foot vertical separation between the seasonal high groundwater table elevation and the basement floor surface should be included in the design.
2. Chapter 32.10(d)(4)(E): Subsurface drainage. Lowest building floor surfaces shall be built one (1) foot above the seasonal high water table elevation, as documented in the soil evaluations and shall avoid hydric soils.

4/26/2017	5/22/2017	4/26/2017	Planning	Maria Pandazi	REVIEW COMPLETE	see notes
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Notes:

Planning staff recommends approval of this addition with all engineering comments being addressed.

4/26/2017	5/22/2017	4/26/2017	Planning Commission	Maria Pandazi	UNDER REVIEW	
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Notes:

4/26/2017	5/12/2017	4/26/2017	Water Utility	Chris Walters	REVIEW COMPLETE	No Comments
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Notes: