

R E N N E R a r c h i t e c t s i l l c

343 EAST SPIE STREET
MILWAUKEE, WI 53111
414-273-6637 FAX 414-273-6636
rennerarchitects@cox.net

May 3, 2019

Charlie Griffith
Associate Planner
City of Waukesha
201 Delafield Street
Room 200
Waukesha, WI 53188

262-524-3529
cgriffith@waukesha-wi.gov

RE: COAST CAR WASH, 2200 SILVERNAIL ROAD – FINAL SITE PLAN &
ARCHITECTURAL REVIEW

Dear Charlie:

We have reviewed the Planning & Engineering comments and since the owner, Mike Klumb, is leaving town on Saturday May 4 and will be unavailable for the Plan Commission meeting on Wednesday May 8, we would like to resolve any issues before the meeting.

Below are our responses to the Planning & Engineering review comments:

PLANNING REVIEW

Staff Recommendations:

Staff Recommends approval of Final Site Plan and Architectural Review for Coast Carwash at 2200 Silvernail Rd., with the following conditions:

- The applicant will submit a lighting plan showing that spillover at the property line does not exceed 0.5 foot-candles and demonstrating that all new light fixtures conform to the city's lighting standards. **We have sent the plan out for foot candle calculations and will forward the results as soon as we receive them.**
- The new dumpster enclosure will need to be made with masonry materials. **We will change the materials on the dumpster enclosure to concrete and paint it a matching color to the building.**
- The Landscape Plan should be modified to show improved landscaping in the lawn area facing Silvernail Rd. **We will add additional landscape materials in the lawn area facing Silvernail.**
- The new exterior wall in the space where the oil change is removed will match the existing exterior. **We will match the existing masonry materials by either installing a new veneer over the wall or by cutting out and replacing the faces of the block.**

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- *Separate approval will be necessary for signs, and all signs will need to conform to the city's sign ordinance. **We will apply for a sign permit. We believe that what is currently shown falls within the ordinance.***
- *All Engineering Department, Water Utility, and Fire Department comments must be addressed. **Please see our response/comments below.***

ENGINEERING REVIEW

Notes:

General

0a. *The drawings submitted are concept only. Either the submittal should be for preliminary review or the drawings should comply with final checklists and drawing standards. **A more detailed set of plans has been submitted.***

0b. *Submit correct fees. **We will submit the fees.***

0c. *Submit checklists. **Checklist has been submitted.***

1. *Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing.*

a. *City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf. **A soil erosion plan is included. We will pull the permit before conducting the work.***

b. *Wisconsin DNR NOI, if disturbance over 1 acre. **Disturbance is less than 1 acre.***

c. *Mark wetlands, and obtain DNR wetland delineation concurrence. **The wetlands have been previously delineated and they are shown on the ALTA survey.***

d. *City of Waukesha – Engineering Division Construction Permit if working in right of way. **There will be no work in the right-of-way.***

2. *Additional required submittals, fees, financial guaranties include:*

a. *Property Survey per Wisconsin Administrative Code A-E 7. **There is an ALTA survey and a topographic survey that have been submitted.***

b. *Site Plan per 32.10, if over 3,000 sf of disturbance. **Per 32.06, the disturbed area is less than 1 acre and the additional paving is less than ½ acre, therefore a storm water management plan is not required.***

c. *Erosion Control Plan per 32.09 if over 3,000 sf of disturbance. **A soil erosion plan is included. We will pull the permit before conducting the work.***

d. *Show existing cross access easements and sewer easements. **Easements are shown on the ALTA survey.***

e. *Letter of credits. **We are not aware of any letter of credit needed?***

f. *Update conditions on City sanitary sewer and storm sewer easement. The revised sewer easement would need to be approved at the Board of Public Works, and Common Council and recorded at the Waukesha County Register of Deeds prior to*

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approval of the building permit. If the storm sewer easement is not needed by City, the City could release the easement. The release would need to be done prior to issuance of the building permit. Confirm need for easement with Chris Langemak. **I have contacted Chris Langemak and we will begin the storm water easement abandonment process after the plan commission meeting. In the meantime, we have relocated the dumpster enclosure out of the easement area.**

3. The storm water management calculations, construction drawings, easements, and Bonds should be reviewed and approved prior to the construction being started and building permit issued. If the location of any work needs to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes. **A storm water management plan is not required.**

4. 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. **We will sign and seal the final plans.**

5. Confirm airport requirements are met. Contact Waukesha county airport manager. **Attached is the easement in favor of the Waukesha Airport that limits the height of our structures to 68-feet.**

6. Show accessible ADA route from ADA parking spot to building entrance, and from building to public street. **This information has been added to the site plan.**

7. All drainage along west side of lot is being forced towards building to west since swale is not centered on lot line like it should be. The ditch is also blocked by existing pedestals. Drainage along west lot line should be captured using curb or piping and conveyed to north (rear) lot line. If this can't be done, the existing trees along west lot line should be removed so ditch can be properly centered on lot line to allow drainage to occur to rear. **We have added a curb and gutter along the west property line and we have added inlets to collect the water. The water will be routed below ground to the outfall.**

8. The proposed private storm sewer should be removed and relocated from City storm sewer easement unless the easement is released by City. **We will obtain a release from the City.**

Landscape plan

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1. The plan shows a large number of trees proposed to being planted in the City sewer easement. The trees should not be planted in the easement that grow to a height of 4 feet or more. The trees should be relocated to a different location. Bushes that would not grow more than 4 feet tall could be planted in the easement. **We will change the species of the trees so that they will be limited to 4 feet in height.**

2. Clear existing vegetation in sewer easement. **Vegetation will be cleared from the easement.**

Utility

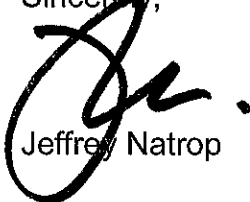
1. The existing building has a sanitary sewer lateral connecting the City's sewer main. Please provide a post construction sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements 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. **The sewer lateral will be filmed in the City's format and submitted to the City for approval.**

2. Show sewer lateral location. **The sewer lateral location has been added to the plan.**

3. The City has a sewer main along the east lot line. Show sewer easements. Move dumpster enclosure out of sewer easement. An access to an existing manhole is shown to be removed. Show path for City to access and maintain sewer manholes. **The dumpster enclosure has been moved to the northeast corner of the building.**

We have updated the plans to indicate the changes listed above. A digital copy of the plans are included on a CD that we will deliver to your office.

Sincerely,



Jeffrey Natrop

1900435

Rush!

90-2143(21)

REGISTER'S OFFICE
WAUKESHA COUNTY, WIS. } SS
RECORDED ON

1900435

AVIGATION EASEMENT
Parcel No. 36
Waukesha County Airport

93 NOV -8 AM 9:27

REEL 1821 PAGE 0334

THIS IS NOT HOMESTEAD PROPERTY

Shirley H. Hargrave
REGISTER OF DEEDS

This indenture made this 27th day of October 1993, by and between Kamber Enterprises, Ltd., hereinafter referred to as Grantor, and the County of Waukesha, a municipal corporation of the State of Wisconsin hereinafter referred to as Grantee, witnesseth:

WHEREAS, the Grantee is the owner and operator of the Waukesha County Airport, situated in the County of Waukesha, State of Wisconsin, and in close proximity to the land of the Grantor as hereinafter described, and the Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about the said airport.

NOW THEREFORE, for a good and valuable consideration in the sum of Two Thousand Eight Hundred and No/100 Dollars (\$2,800.00), the receipt whereof by the Grantor is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, it's successors and assigns, for the benefit of the general public at large, an easement and right-of-way for the free unobstructed passage of aircraft, and the right to cause such sound as may be inherent in the operation of such aircraft, by whomever owned or operated, in and through the airspace over and across those parts of the Grantor's said land which are bounded and described as follows:

DESCRIPTION

Lot 1 of Certified Survey Map Number 4515, recorded May 11, 1984 in Volume 36 of Certified Survey Maps on Page 107-109 as Document Number 1256496; being a part of the Northwest 1/4 of Section 28, Township 7 North, Range 19 East, City of Waukesha, Waukesha County, State of Wisconsin.

provided, however, that the airspace in which the said easement and right-of-way is herein granted shall be that airspace which lies at or above the following heights above the present surface of said land.

HEIGHT RESTRICTION

Approximately Sixty Eight Feet (68') above the surface, more accurately stated as Nine Hundred Fifty Three Feet above Mean Sea Level (953' M.S.L.)

Determination of non-conforming obstructions shall be based on the Mean Sea Level elevation(s) given above.

And in furtherance of the said easement and right-of-way the Grantor, for the considerations hereinabove set forth, does hereby grant and convey to the Grantee, it's successors and assigns, a continuing right to keep the airspace above the aforesaid height restrictions clear and free from any and all fences, crops, trees, poles, buildings, signs, aerial advertising and other obstructions of any kind or nature whatsoever which now extend, or which may at any time in the future extend above the aforesaid height restriction, together with the right of ingress to, egress from, and passage over the above described land of the Grantor for the purpose of effecting and maintaining such clearances and of removing any and all obstructions which now or may hereafter extend above the said heights. All trees that have reached the specified M.S.L. height limitation may be topped to a height 5 feet below said height limits.

To have and to hold said easement and all rights appertaining thereto upon the Grantee, it's successors and assigns, until said airport shall be abandoned and shall cease to be used for airport purposes.

And for the consideration hereinabove set forth the Grantor hereby covenants, both for himself and his heirs, executors, administrators and assigns, for and during the life of this easement as follows:

- (a) Grantor shall not hereafter construct nor permit nor suffer to remain upon said land any obstruction that extends above the heights aforesaid, and
- (b) Grantor shall not hereafter use or permit or suffer use of the land first above described in such a manner as to create electrical interference with radio communications between the installation upon the aforesaid Airport and aircraft or as to make it difficult for flyers to distinguish between airport lights and others including advertising searchlights, or as to result in glare in the eyes of flyers using the said airport, or as to impair visibility in the vicinity of the airport, or as otherwise to endanger the landing, taking off or maneuvering of aircraft,

and the aforesaid covenants and agreements shall run with the land of the Grantor, for the benefit of the Grantee, and it's successors and assigns in the ownership and operations of the aforesaid Airport.

Any person named in this easement/deed may make an appeal from the amount of compensation within six months after the date of recording of this easement/deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount

of compensation stated on the deed/easement shall be treated as the award, and the date the easement/deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:
NONE

In witness whereof, the Grantor has hereunto set it's hand and seal the day and year first written above.

Kamber Enterprises, Ltd.

Richard L. Kamber (Seal)

Richard L. Kamber, President

Thomas P. Shannon (Seal)

Thomas P. Shannon, Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF WISCONSIN)

COUNTY OF Milwaukee) ss

Personally came before me this 27th day of Oct, 1993, the above named Richard L. Kamber, President and Thomas P. Shannon, Secretary to me to be the persons who executed the foregoing instrument and acknowledged the same.

Linda C. Buschman

LINDA C. BUSCHMAN (Print Name)

Notary Public, State of Wis.

My commission expires 5/12/96

This instrument was drafted by Robert P. Herald

Return to:

TITLE GUARANTY Corp