

Project Reviews

City of Waukesha

Project Number: SPAR20-00034

Description: **Eaton Expansion**

Applied: **9/15/2020**

Approved:

Site Address: **2300 BADGER DR**

Closed:

Expired:

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

Status: **UNDER REVIEW**

Applicant: **David Kieffer**

Parent Project:

Owner: **David Kieffer**

Contractor: **<NONE>**

Details:

PINNACLE ENGINEERING GROUP COMMENT RESPONSE: DATED 10/5/20

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
9/16/2020		9/29/2020	Erosion Control	VELVET WEIER		
Notes:						
9/16/2020	9/23/2020	9/29/2020	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments

Notes:

1. A record drawing of the sanitary/storm sewer facilities sealed by a professional engineer or registered land surveyor shall be submitted to the Engineering Division.

At a minimum the drawing should include:

- Rim/cover elevation
- Invert elevation
- Distances
- Slopes
- Materials
- Contractor
- Installation dates (month and year completed)
- Any notes related to major field changes (ie additional/deleted structures, etc)
- Signed and sealed by professional engineer or registered land surveyor
- Autocad drawing for importing into GIS

A redlined copy of the plans with the proposed information crossed out and the actual information next to it is acceptable and helps the review process.

UNDERSTOOD. AN AS-BUILT RECORD DRAWING MEETING THESE SPECIFICATIONS WILL BE PROVIDED FOLLOWING CONSTRUCTION.

2. Provide a design flow for the sanitary sewer to confirm available capacity of downstream system.

THE ADDITIONAL SANITARY FLOW GENERATED BY THE PROPOSED EXPANSION IS 56GPM.

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9/16/2020	9/23/2020	9/29/2020	Storm Sewer	Chris Langemak	REVIEW COMPLETE	See comments
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9/16/2020	9/18/2020	9/29/2020	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
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Notes:
No comments regarding City owned street lights or fiber.

9/16/2020	9/30/2020	9/29/2020	Traffic	Michael Grulke	REVIEW COMPLETE	See Comments
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Notes:
Email sent to TADI on 9/17/20
The study that you proposed is fine with the City. We believe the intersections shown for study are consistent with the expected volumes and ingress / egress from the addition.
We have a few side comments:
1. The City owns / operates the traffic signal at CTH X & CTH D. We are interested if any of the current signal timing should be changed with more development traffic.
2. The preparer should also confirm with Eaton the time of shift changes. The times of shift change produces a sharp spike in traffic that may be before or after the peak hour of intersections studied.
3. Page 3. Trip Distribution. "west on Sunset" is mentioned twice. We assume one is "east on Sunset".
4. Exhibit 2. CTH X (W. St. Paul) & Fox Run Driveway is a traffic signal, not a stop sign as shown. This intersection does not need to be studied in this TIA.
5. Exhibit 2 (+ all exhibits). South leg at X & D is named "St. Paul Ave"... It should be Genesee Rd.
6. Will there be a warrant study done for signal at CTH D & Badger? It may be close to meeting a peak hour warrant which could aid in shift change. However, that might be a mute point, see my previous comment #2.

TRAFFIC REPORT WILL BE SUBMITTED SEPARATELY BY TADI THAT WILL ADDRESSES THESE COMMENTS.

Review Group: AUTO

9/15/2020		9/29/2020	Building Inspection	KRISTIN STONE		
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Notes:

9/15/2020		9/29/2020	Fire	Brian Charlesworth		
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9/15/2020	9/30/2020	9/29/2020	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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Notes:

General

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.

- Waukesha County
- City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
- Wisconsin DNR NOI,
- State of Wisconsin Private sanitary sewer approval
- City of Waukesha – Engineering Division Construction Permit if working in right of way
- Wetland disturbance permitting or waivers.

2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:

- Developers Agreement may need to be prepared by the City, and approved prior to the start of construction.
- Impact fees
- Letter of credits
- Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
- Traffic Impact Analysis

3. The storm water management plan, construction drawings, storm water facility maintenance agreement, easements, Developer’s Agreement, and Bonds should be reviewed and approved prior to the construction being started and building permit issued. If the location of any units need to be changed as a result of the approved construction drawings, the Plat should be updated to reflect the needed changes.

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.

UNDERSTOOD. MATERIALS WILL BE STAMPED, SIGNED, AND DATED AS SPECIFIED.

Site Plan

1. Show wetlands line, if applicable.

NOT APPLICABLE. WDNR AND USACE WETLAND APPROVALS WERE EMAILED TO DAVE B ON 10/5/20.

2. The City completed a floodplain study in the vicinity of Badger Drive. Show approximate localized 100-year floodplain line with elevation, and source. The City floodplain file can be sent to the Engineer.

ADDED TO SITE, GRADING, UTILITY, AND STABILIZATION SHEETS.

Add note, “City standard specifications shall be followed for all work in the public right of way.”

NOTE ADDED TO SITE DIMENSIONAL PLAN.

3. Compensable areas of infiltration should be preserved if possible for those areas proposed to be lost.

INFILTRATION IS NOT POSSIBLE WITHIN THE PROPOSED WORK AREA DUE TO CLAY SOILS AND HIGH GROUNDWATER CONDITIONS, AS RECORDED IN THE GEOTECH REPORT. DUE TO THIS, NO COMPENSABLE INFILTRATION AREA IS PROPOSED.

4. Label ADA access route from ADA parking spot to building .

ADDED TO SITE PLAN.

5. Add note to drawings: Limits of final City street pavement and curb and gutter removal and replacements to be marked by City Engineering staff in field.

NOTE ADDED TO SITE DIMENSIONAL PLAN.

6. Add Note: The storm water facility shall be inspected by a City of Waukesha inspector at least once during construction and once after final site stabilization of the site.

NOTE ADDED TO C-12 GENERAL EROSION AND SEDIMENT CONTROL NOTES, AS WELL AS THE SITE STABILIZATION PLAN.

Storm Water Management Plan

1. Badger Drive floods approximately 3" just past the bowling alley as determined through a floodplain study. That would be a tailwater elevation of approximately 24.60 in the 100-year event. The flooding exhibit was sent to Pinnacle on 9-2-2020.

2. Pond 2P was modeled with a free discharge but should instead utilize the 100-year tailwater elevation of 24.6 from the City floodplain study.

A TAILWATER ELEVATION OF 24.60 IS NOW BEING APPLIED WITHIN THE HYDROCAD MODEL TO ALL APPLICABLE BMPs AND DEPRESSIONS.

3. Pond P1 should also be modeled with an appropriate tailwater elevation based on tailwater of 2P.

A TAILWATER ELEVATION OF 24.60 IS NOW BEING APPLIED WITHIN THE HYDROCAD MODEL TO ALL APPLICABLE BMPs AND DEPRESSIONS.

4. The tailwater elevation for the culvert analysis should be updated to the 24.6 tailwater.

THE CULVERT ANALYSIS IS A CONTINUATION OF THE ANALYSIS DONE IN THE PREVIOUS SWMP FOR THE NORTHERN EXPANSION AND IS DONE TO ENSURE THAT WE ARE NOT ADVERSELY IMPACTING THE CULVERT AND RESULTING TAILWATER WITH OUR PROPOSED DEVELOPMENT. PER PHONE CONVERSATION WITH DAVE BUECHL, THE CULVERT ANALYSIS AS SHOWN IS CORRECT.

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5. 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.
a. Design computations for the storm sewer will need to be prepared.

DESIGN COMPUTATIONS FOR THE STORM SEWER ARE INCLUDED WITH THIS RESUBMITTAL. STORM SEWER IS SIZED BASED ON DSPS REQUIREMENTS. WHERE OVERLAND FLOW IS NOT POSSIBLE, THE STORM SEWER HAS BEEN UPSIZED AND DESIGNED TO HANDLE THE 100-YR DESIGN STORM.

6. Confirm applicability of proposed wet pond design to FAA requirements for separation of wet ponds to airport. See FAA Advisory Circular 150 5200 33B. Dry ponds appear to be needed in lieu of wet ponds within 5 miles of airport. Coordinate with airport staff for written approval.

COORDINATION HAS BEEN COMPLETED WITH KURT STANICH AT THE WAUKESHA COUNTY AIRPORT AND IT HAS BEEN DETERMINED THAT A WET POND IS PERMISSABLE FOR THE PROJECT SITE DUE TO THE INABILITY TO INFILTRATE DUE TO CLAY SOILS AND HIGH GROUNDWATER CONDITIONS. PER MR. STANICH'S RECOMMENDATION, LANDSCAPING FEATURES WILL BE ADDED TO THE POND DESIGN TO DETER WATERFOWL FROM ACCESSING THE BANKS OF THE POND AND LANDING IN THE WATER. FURTHER COORDINATION WILL BE COMPLETED TO REVIEW THE LANDSCAPING FEATURES THAT WILL BE EMPLOYED. VERBIAGE TO THIS SAME EFFECT HAS BEEN ADDED TO THE SWMP NARRATIVE.

7. 32.10(e)11. A storm water BMP maintenance agreement in accordance with section 32.12;

a. Submit storm water maintenance agreement using City template. City template can be sent to Engineer.

DRAFT MAINTENANCE AGREEMENT IS INCLUDED WITH THE RESUBMITTAL ITEMS.

8. Use appropriate tailwater elevations for 2yr., 10yr, and 100-year storm events

APPROPRIATE TAILWATER ELEVATIONS HAVE BEEN APPLIED TO THE STORMWATER MODELING.

9.32.10(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 the requirements of this ordinance and that, to the best of their knowledge, the submitted comply with the requirements.

UNDERSTOOD. MATERIALS WILL BE STAMPED, SIGNED, AND DATED AS SPECIFIED.

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9/15/2020		9/29/2020	Parks	Unassigned		
Notes:						
9/15/2020	10/1/2020	9/29/2020	Planning	CHARLIE GRIFFITH	REVIEW COMPLETE	
Notes:						
<p>- Identify location of any rooftop mechanical units. Mechanical units should be fully screened. UNIT LOCATIONS WILL BE PLACED AS FAR BACK IN THE ROOF TO CONCEAL RTUs</p> <p>-Identify parking lot island area (not area of all green space). Parking lot island area must be at least 5% of parking lot area. CORRECTED LANGUAGE IN PLANS. SEE LEGEND ON SHEET C-4.</p> <p>-Site Lighting color temperature may not exceed 4000k. Light pole height may not exceed twenty feet. UNDERSTOOD NEW POLES WILL BE 20' POLES ON 4' CONCRETE BASES</p> <p>-Add vertical elements to provide architectural detail or increased landscaping along the west elevation and the white portions of the south elevation. SEE ADJUSTMENTS ON THE INCLUDED LANDSCAPE PLAN, THESE HAVE BEEN REFLECTED ON THE ARCHITECTURAL RENDERINGS AS WELL, SEE INCLUDED RENDERING FROM THE SOUTH-WEST ENTRANCE.</p>						
9/15/2020		9/29/2020	Planning Commission	Unassigned		
Notes:						
9/15/2020		9/29/2020	Water Utility	Chris Walters		
Notes:						