



DEPARTMENT OF PUBLIC WORKS

Fred Abadi, PhD, PE, Director

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ENGINEERING COMMENTS FOR PLAN COMMISSION AGENDA Wednesday June 10, 2015

Time: 6:30 p.m.

Place: Waukesha City Hall, 201 Delafield Street, Council Chambers

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Approval of Minutes

ID #15-2528 Minutes for the Meeting of May 27, 2015.

V. Business Items

PD#15-0166 Kwik Trip #184, SW Corner of Golf Road and N. Grandview Blvd. -
Certified Survey Map

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.
 - 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.
2. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable.

CSM

1. Proposed Lot 1 of this CSM does not have legal access to CTH "DR" Golf Road at this time. A note on the adjoining Lot 1, CSM 10718 states, "70' access easement by other document."

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☐ **WASTEWATER
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☐ **WAUKESHA METRO
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A written and recorded access easement should be provided to the City for filing. Legal access shall be obtained in writing prior to City approval of the CSM or site development.

2. An existing lot at the southwest corner of the intersection of Golf Road and N. Grandview Boulevard is included in the CSM. This lot is currently or was recently owned by GE. A written and recorded deed should be provided to the City for filing showing that Qwik Trip now owns the second parcel of land.
3. 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. The drawings should be stamped by a Professional Engineer licensed in the State of Wisconsin.
4. 23.06(3)(g): Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least 10' wide.
5. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable.
6. Add 20 foot x 20 foot vision corner easement at intersection of right of ways on CSM, unless the County requires a more restrictive vision corner easement. The easement conditions should be: "The height of all plantings, berms, fences, signs or other structures within the vision corner easement is limited to 24 inches above the elevation of the center of the intersection. No access to any roadway shall be permitted within the vision corner easement."
 - a. Confirm if a Waukesha County vision corner easement is needed.
7. Wisconsin State Statute 236.20(2)(k) as referenced by 236.34(1)(c): When a street is on a circular curve, the main chords of the right of way lines should be drawn as dotted or dashed lines. All curved lines should also show, either on the lines or in an adjoining table, the central angle subtended.
8. The Water Utility easement and notes should be added to the CSM.

PC15 -0177 Kwik Trip #184, SW Corner of Golf Road & N. Grandview Blvd. - Final Site Plan & Architectural Review

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.
 - b. Storm water management plan
 - c. Erosion Control Plan
 - d. Access Easement. Proposed Lot 1 of this CSM does not have legal access to CTH "DR" Golf Road at this time. A note on the adjoining Lot 1, CSM 10718 states, "70' access easement by other document." A written and recorded access easement should be provided to the City for filing.

Legal access shall be obtained in writing prior to City approval of the CSM or site development.

- e. 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.

Sheet SP1-Site Plan

1. Confirm that a City fire truck can access all areas of the site using truck turning templates.

Sheet SP2-Grade Plan

1. A first floor building elevation of 112.00 is listed. Confirm that the top of building construction will be below the airport height restriction height.
2. Proposed grading is shown on the Wisconsin DOT property. Provide grading easement for swale.
3. Confirm appropriate environmental catch basins are included in design. Include maintenance plan.

Sheet SP3-Storm Sewer Plan

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

Sheet SP4-Utility Plan

1. The sanitary sewer manhole is shown as buried. The manhole should be raised to final grade and have the chimney rebuilt, and frame and cover replaces, to City specifications.
2. City specifications should be added for the sanitary sewer lateral and manhole work.

Sheet LSP1-Landscape Plan

1. No comments.

Traffic Study

1. The TIA does state that a traffic signal is warranted at T & DR. The City supports placing a traffic signal there.
2. We have no objections to the TIA study or its conclusions.
3. The City endorses the placement of a traffic signal with the understanding we have no jurisdiction but are concerned about the overall safety of our City residents who may use that gas station.
4. The County should also work with WisDOT to interconnect this new traffic signal with the DOT's I-94 interchange ramp signals.