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**MINUTES
FOR
PLAN COMMISSION
Wednesday, February 26, 2014, 6:30 p.m.
Waukesha City Hall, 201 Delafield Street, Common Council Chambers**

Members Present: Mayor Jeff Scrima, Ald. Joan Francoeur, Ald. Vance Skinner, Jim Hoppe, Rick Congdon, R.G. Keller, Kevin Larson

Members Absent: None

Staff Present: Jennifer Andrews, Doug Koehler, Jeff Fortin

Others Present: Jacob Heinzelmann, Gregg Prossen, Mona Bauer, Ron Lostetter, Jeremy Cynvar, Kory Koput, David Kieffer, Matt Favanski

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PLEDGE OF ALLEGIANCE

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TEMPORARY USE

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CARROLL UNIVERSITY – 1111 SENTRY DR. – A request from Carroll University to consider allowing temporary classroom space at 1111 Sentry Dr. in a manufacturing zoning while campus facilities are under construction.

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Ms. Jennifer Andrews said Carroll University is making a request for a temporary use permit to allow classrooms at their Sentry Dr. facility while they are under construction on campus for new classroom space. The University will be embarking on a 3 phase construction project on campus with the first phase involving the demolition of the existing science building and the construction of a new science facility. The Sentry Dr. property is currently owned by Carroll and used for their physical plant operations and storage which is consistent with the manufacturing zoning on the site. When Carroll approached us with the request to temporarily move classrooms to the facility during construction on campus we reviewed the zoning and found that it was inconsistent with the manufacturing zoning. The staff felt that rezoning this property to something other than manufacturing was not a good long term land use decision because in the long range plan they would really like to maintain a manufacturing use on this property. Staff suggested a temporary use and that is what they are applying for today. She pointed out the portion of the building that they would actually be using for the classroom space, which is the northerly portion of the building. There is quite a bit of parking on the north side of the site as well as the south side of the building. They would be adding an entrance canopy over the door to visually steer students to the appropriate entry point and adding a few windows on the north side of the building. She presented an exhibit of the elevation. It is quite a bit away from the roadway and she pointed out the doorway with the canopy and the windows would extend past that. The impact visually will be very minor, but the building is quite large. The staff is in favor of the temporary use permit for classrooms during the first phase of the construction and then would suggest that with the second and third phases the University come back to the Plan Commission for review so that they can evaluate how things are working such as parking and traffic impact.

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Mr. Congdon made a motion to approve the temporary use for the period of the first construction phase of the University's campus improvements. Ald. Francoeur seconded the motion. The motion passed unanimously with Mr. Keller abstaining from the vote and discussion.

51

CERTIFIED SURVEY MAP

1
2 **RIVER HILLS PARK** – A request from City of Waukesha Park Recreation & Forestry Department to consider
3 approving a CSM with 2 lots and 1 outlet for 16.648 acres east of Oakdale Dr. and northwest of River Place
4 Blvd.

5
6 Mr. Joe Mueller presented an exhibit and pointed out the River Hills neighborhood, just off Les Paul
7 Parkway. There is a park in the area.

8
9 Ald. Aaron Perry said the neighborhood has seen the preliminary plans for the park and he lives in the
10 neighborhood as well. They are very excited to see it approved and to get to work to get the community built
11 and work together to put the park together.

12
13 Mr. Hoppe asked if Mona Bauer from Park-Rec could explain the neighborhood. This has been referred to
14 as a neighborhood park. They mentioned this would be community built. Is that on a volunteer basis? Ms.
15 Mona Bauer said a neighborhood park usually consists of a playground, a shelter, a walking path, some off
16 field and open field athletic field. Typically this one is the same size as David's Park, located on East
17 Avenue between 59 and Sunset. This neighborhood park will be very similar and with what they will put in it.
18 They usually have a neighborhood input meeting so the neighborhood lets them know what they would like
19 in a park. One of the first things they tend to put in a neighborhood park is a playground. They usually do
20 that with a community build. What that means is they have park staff involved as well as the vendor. They
21 will have their staff as well. Then they have volunteers from the neighborhood and the community who
22 actually come and put the playground together. It really creates community because they have vested
23 interest. It becomes part of the neighborhood. They did a community build in Heritage Hills and (inaudible)
24 and it is very successful.

25
26 **Mr. Hoppe made the motion to approve the CSM with Staff comments and Mr. Keller offered the**
27 **second. The motion passed unanimously.**

28
29 ***SITE PLAN & ARCHITECTURAL REVIEW***

30
31 ***FINAL***

32
33 **PIZZA HUT – 1708 SUMMIT AVE.** – A request from Destree Design Architects and Fastrack Inc. to consider
34 site and building modifications at 1708 Summit Ave.

35
36 Mr. Doug Koehler said this located at the corner of Grandview and Summit Avenue, on the northeast corner.
37 The restaurant is in the middle of the site and they have parking on the east and west sides with driveway
38 access out onto Grandview and onto Morgan Avenue (on the east side). He presented the site plan and the
39 applicant is looking to reface the building. This was before the Commission last fall and at that time they
40 were looking to reface it with complete wood siding. That was denied and now they have a more appropriate
41 proposal. The overall footprint of the building is not going to change. The biggest change is that they will be
42 adding an enclosure on the north end of the building. Masonry walls are also proposed. Back in October of
43 2010 this site was before the Commission and there was a lot of discussion on the dumpster enclosure. At
44 that time they were given approval to do a wooden portion of the enclosure along the north wall. They are
45 still proposing that, but the masonry enclosure will face out to the east and west, towards Grandview and
46 Morgan. Staff realized that on the northeast corner there is a gap between the building and the wall and
47 Staff would like to see a connector in that location of the masonry wall up to the building edge, just to make
48 sure it is a proper enclosure and things will be screened appropriately. Otherwise with the parking lot
49 improvements they are looking to patch and re-stripe the parking lot and they will also be adding some
50 improved ADA parking on the southwest corner of the building. He presented a picture of the existing
51 building, which is entirely brick. The windows are rectangles and they are proposing a trapezoid shape. At

1 the back of the building are mechanicals and storage area that are to be enclosed. From the Morgan side on
2 the east there is a dilapidated century fence enclosure and it will be replaced with the proper enclosure and
3 gates as required in the guidelines. In October of 2010 there was a lot of landscaping that was missing and
4 it has since been replaced along Grandview and Morgan. So the landscaping is now complete throughout
5 the site. There will be a sign off on the west side of the entrance.

6
7 Mr. Koehler presented the elevations from the last meeting. The bulk of the building would have been
8 vertical siding and they wanted to cover all the brick and staff and the Commission definitely did not want to
9 see that. He pointed out the area where the gap was located and they want that to extend and cover up the
10 mechanicals. The new elevation shows the brick taking up most of the building and they have stone accents
11 under the window ledges along with EIFS accent panels on the front corners as well. He presented a picture
12 of a building they had done in Oconomowoc. It consists of the same stone that are proposed for this site.
13 The front corners of the building will have accent panels to add a little color. The same panel would also be
14 the sign. (Please see Department Comments at the end of the Minutes.) Most of the enclosure would be
15 split-faced block. Back in October it was requested that it be done in brick to match the building. Apparently
16 the applicant has had a hard time finding the exact brick and they feel it would be appropriate to do it in a
17 dark colored block and feel it would aesthetically blend in with the building. Staff would like to see the block
18 continue on the northeast corner of the building so it is a full enclosure with no gap. Otherwise, with these
19 comments staff is in favor.

20
21 Mr. Keller said on the site plan it looks like they have power coming in the back right underneath the
22 requested masonry. Is that a concern? Mr. Koehler said they will be able to work with that. Mr. Keller said
23 (inaudible) but it would be easier to be done in wood as opposed to masonry. Mr. Koehler said the rear wall
24 is a wood wall. He believed it was an overhead line.

25
26 Mr. Jeremy Cynker of Destree Design Architects at 222 W. Washington Avenue in Madison said they were
27 before them last fall for renovations. They did not meet the City requirements for the materials used and
28 they took those comments to heart. They now have a new design concept. There was a question about the
29 power and it is below grade.

30
31 Ald. Francoeur said when this was last before them there seemed to be a lot of resistance to the
32 suggestions. There was concern on the Commission's part to find a balance because they want Pizza Hut to
33 stay here and be successful. It is sometimes challenging when they need to meet the City standards and
34 requirements. She asked if he could comment on what happened then and now and why it was difficult then
35 and now it is possible. Speaking for herself, she is very pleased with the changes made, certainly because
36 this is a brick building, and finding a way to enclose things that are probably not the best site line. Can he
37 help them understand how they got here from where they started? Mr. Cynker said it best stems from that
38 they did eight locations throughout the State. It was the standard for Pizza Hut to cover the entire building
39 with either the EIFS, stone, or the composite wood siding. This was the first location where it did not follow
40 the ordinance; especially the composite wood siding. They were unsure how corporate would handle the
41 request to make the change. Once it was submitted they saw and it understood how this Commission was
42 looking at it. They wanted to incorporate the EIFS and worked with them. Keeping the red elements was a
43 huge factor in keeping the stone. They exposed the brick and it was felt that it was a good blend of their
44 requirements along with the City's requirements. Ald. Francoeur thought that was encouraging to say that
45 this was a standard that corporate was willing to agree with and yet it was the ability for the Plan
46 Commission to ask for the very best for the community. They encouraged doing that again.

47
48 **Mr. Hoppe made the motion to approve the modifications with Staff comments and Ald. Francoeur**
49 **offered the second. The motion passed unanimously.**
50

1 **WEWAUK DISTRICT CENTER – 310 MERRILL HILLS RD.** – A request from Wisconsin Electric Power
2 Company to consider changes and upgrades to their facility at 310 Merrill Hills Rd.

3
4 *This item is on hold.*

5
6 **EATON COOPER POWER SYSTEMS BUSINESS – 2300 BADGER DR.** – A request from The Consortium
7 ae, LLC and Eaton Cooper Power Systems to consider revisions to the existing building and a 51,774 square
8 foot addition at 2300 Badger Dr.

9
10 Mr. Jeff Fortin said this facility is located on the west side of the City on Badger Drive, just north of Sunset.
11 St. Paul runs along the east side. The Fox Run shopping center and Kohl's is to the east of it. The property
12 is zoned M-2, which is general manufacturing zoning. They are proposing 52,000 square foot addition as
13 well as converting unused 60,000 square foot warehouse space into additional manufacturing. This will
14 create as many as 200 jobs. On the west side of the building will be new employee parking as well as
15 stormwater facilities and landscaped berms. Staff would like that parking to be curb and gutter along with
16 5% landscaped islands, as required by code, within the parking lot. New plantings are shown as coming in
17 off the entrance drive. Staff would like some islands or some permanent landscaping between the parking
18 lot and the entrance to the building. Regarding the warehouse reconstruction, there will be no change to the
19 footprint. They will put a new roof on it and there will be an additional parking area with 54 new spaces.
20 They also do not have curb and gutter shown, but Staff is comfortable with that because it ties in with
21 existing driveway and parking that is not curbed. However, Staff would like to see some landscaped islands
22 with some possible trees or grasses in the islands. Stormwater ponds will be added to the south of the
23 parking lot. Staff would like more detail on the landscaped berms. This is on the Agenda for final approval
24 but Staff clarified that this would be preliminary approval because there are outstanding Engineering issues.

25
26 Mr. Fortin presented the elevation of the warehouse reconstruction. There would be windows along the top
27 as well as a 7-8 masonry band around the base of the building, which matches what is currently there. The
28 color will also match and they will add a door. He presented elevations of the fabrication center – the west
29 and south elevations. There is stormwater shown for these additions; however, Engineering Department
30 would like more detail. (Please see Department Comments at the end of the Minutes.) This is another
31 reason why Staff recommends this be preliminary approval only. With these comments, Staff is in favor of
32 preliminary approval.

33
34 Mr. Larson asked if Staff has had discussions with the applicant regarding Staff comments and Mr. Fortin
35 said the curbing was mentioned at the initial meeting with them and they had subsequent discussions about
36 all of these issues and are well aware of them. What the applicant is asking for the Plan Commission to
37 waive the curbing requirement and the landscaped island requirement. Staff feels that the curbing should be
38 required in the brand new parking lot and the landscaping should also be required. The stormwater analysis
39 was discussed with the Engineering Department and they will have a further meeting with them to discuss it.

40
41 Ald. Francoeur said on the aerial photograph, as coming in from Badger and there is a more established
42 entrance with a row of trees between that road and a parking lot. Mr. Fortin clarified the drives and the
43 existing landscaping. She said it is a big large footprint and it is very industrial. She had concern that all of
44 the parking lot did not have curbs and gutter. All the cars are up to the line and all the parking lots appeared
45 to have been plowed and maintained. She had trouble with the requirement. Ordinarily every other time this
46 comes up she totally supports that. But in this instance, she was having a little bit of trouble with that. Also,
47 the landscaping requirement; she wanted more of an explanation as to why it is within the parking lot itself.
48 But she does agree that landscaping would soften some of this and for no other reason for the employees
49 who come into work and for the aesthetics. Can he comment about the discussion with Staff and the
50 requirement for the curb? Mr. Fortin said the curb requirement, Staff only is asking for it in the new parking
51 lot, not the existing one that is being expanded. So staff agrees with her comment where it doesn't make

1 sense to have it in the other parking lot because nothing else is curbed. As for the landscaped islands, that
2 is part of the code, Section 22.53. Staff also thought since it was an existing site maybe they could do some
3 permanent landscaping around that. The islands are preferred but maybe the Plan Commission would be
4 okay with permanent landscaping around it to break up the parking lot so there isn't just grass and then a
5 parking lot. But the applicant also did not want to do that. They wanted to use existing trees as their
6 landscaping. On the northern one the islands are cross-hatched out and would make perfect sense. It
7 would be a nice way to break up the parking with islands and a tree in each one or lower shrub plantings in
8 some. Ald. Francoeur said she encourages landscaping and if there is some dialogue between Staff and the
9 applicant as to what kind of landscaping and where it could be, she thought the Plan Commission could be
10 open to that. She spoke with some of the employees who must have been a break in the shift while she was
11 there and she asked one of them what they thought about trees. He said he likes trees and he thought that
12 would be good. She hopes they can find some space where Staff and the applicant agree and they can
13 bring a little bit of green life to the footprint.

14
15 Mr. Adam Artz of 15850 W. Bluemound Road, Suite 210, in Brookfield said he is the civil engineer on this
16 project. There are a lot of things going on here. In response to the curb and gutter, this site is a little more
17 unique than the average development. This is a pure redevelopment of a manufacturing area where they
18 are working a lot with existing pavement particularly on the north side, which Staff agreed with no curbing.
19 They are trying to connect a new parking lot with an existing roadway, existing dock areas, existing egress
20 doors, and fit in a stormwater management pond all in a pocket where they cannot change the size of it. In
21 specific with the curbing, they felt that the area was not a great application for curbing because they are
22 focusing on a stormwater area where they don't have a great opportunity of relief to fit storm sewer in there
23 to go with curb and gutter. On the south end, they have a totally new unique approach. They have the area
24 there but they also have the opportunity to infiltrate water. There are type A soils here, which are highly
25 infiltrate-able soils. In a world of pavement and curb and gutter that actually goes against infiltration, which is
26 a water quality, water quantity for the State of Wisconsin. Usually it is their practice in areas where they can
27 get infiltrated water is to put it in the ground and not have it run off. So they took the opportunity to use
28 ditches and a retention system to not only eliminate channelization of water but promote ground water
29 infiltration and enhance water quality. It is not that they don't want to do this; they have to meet restraints
30 and opportunity to infiltrate the water and be more of a green-type design which overshadows the need to
31 put in curb and gutter. Secondly there is cost consideration. The parking lot is situated what hopes to be
32 a future expansion to the building. Including trees and curb and gutter in an area that might get ripped out,
33 he can't tell you when, but it is in the future for future building. So they chose to focus the landscaping
34 outside of the limits of the building so it is something that will mature and grow as the buildings grow. The
35 main entrance of the facility is off of Badger Drive and they chose to situate the trees up where there is
36 already something started and compliment the landscaping and architecture for what the public sees. That
37 is their general approach.

38
39 Ald. Francoeur said the landscaping that Staff was talking about, is it in-between the building and the parking
40 lot? What is their desire? Mr. Fortin said Staff would prefer to see islands but if the Plan Commission would
41 not require that they would like to see them along the perimeter of the parking lot. There is a drainage swale
42 so they could plant them north of that and add a few more by the employee entrance; just something to
43 soften the edge of the curb and asphalt. Ald. Francoeur asked Mr. Artz if he was objecting the particular
44 areas because of expansion and they would have to move the trees. Mr. Artz said object is a harsh word.
45 They focused the landscaping in other areas. There were a lot of items tied to this project politically and
46 Eaton was going to focus their money for their capitol investment. They met with staff only two days before
47 they submitted their application. It is not that they are objecting to any specific locations. They would like to
48 leave the curb and gutter out. But they are not objecting to anything and they are presenting an alternative
49 idea.

50

1 **Mr. Larson made the motion for preliminary approval with Staff comments to not require curbing and**
2 **Mr. Hoppe offered the second.**

3
4 Ald. Francoeur said the applicant turned in the green and sustainable checklist. She encouraged them to
5 work as hard as they can to come to an agreement before final approval regarding where the landscaping is
6 and how much there is. Everybody is thrilled about the expansion and the job possibilities. Also this will be
7 here a long time and it would be wonderful if they can do some accommodating to the landscaping. Contact
8 headquarters and see if they can agree.

9
10 **The motion passed unanimously.**

11
12 **ADJOURNMENT**

13
14 **Mr. Hoppe made the motion to adjourn the meeting and Mr. Keller offered the second. The vote**
15 **passed unanimously.**

16
17 Respectfully submitted,

18
19
20
21 Jennifer Andrews
22 City Planner &
23 Secretary to the Plan Commission

24
25 plmn140226

26
27 **WATER UTILITY DEPARTMENT COMMENTS**

28
29 **CARROLL UNIVERSITY – 1111 SENTRY DRIVE**

- 30 • No comments

31
32 **RIVER HILLS PARK**

- 33 • This area is on the border between our Central and South Central pressure zones; if water service is needed to
34 Lots 1 and 2; coordination will be needed with the water utility to determine which pressure zone can best feed any
35 proposed buildings.

36
37 **PIZZA HUT – 1708 SUMMIT AVE.**

- 38 • Our records indicate there is a 1-1/4" copper water service to the building coming off Summit Ave., this should be
39 shown on the site plan.

40
41 **WEWAUK DISTRICT CENTER – 210 MERRILL HILLS ROAD**

- 42 • No comments, as proposed work is outside the right of way where the water main is located.

43
44 **EATON COOPER POWER SYSTEMS BUSINESS – 2300 BADGER DRIVE**

- 45 • The existing building and proposed addition are served with water via a two meter pits located at the driveway
46 entrance off Badger Drive. Both pits are the responsibility of the Cooper Power to maintain. One of the meter pits
47 contains a 2" meter; however the pit is always full of water and must be repaired so that it is free of standing water.
48 The other meter pit contains a 6-inch meter. Normal operating range of a 6-inch meter is up to 2,000gpm; contact
49 the Fire Department to determine if this flow is adequate for fire protection of the building and its proposed
50 addition. All of the water lines shown on pages C-3 and C-5 are private and not the responsibility of the Waukesha
51 Water Utility. In addition, the existing structure is in need of a cross connection inspection and one must be
52 scheduled and completed prior to the proposed building addition being put into service.
53 • Contact the Waukesha Water Utility for additional information.

54

FIRE DEPARTMENT COMMENTS

CARROLL UNIVERSITY – 1111 SENTRY DR.

No Concerns/Issues Noted

RIVER HILLS PARK

No Concerns/Issues Noted

PIZZA HUT – 1708 SUMMIT AVENUE

No Concerns/Issues Noted

WEWAUK DISTRICT CENTER – 310 MERRILL HILLS ROAD

No Concerns/Issues Noted

EATON COOPER POWER SYSTEMS BUSINESS – 2300 BADGER DR.

This addition will be required to be fully protected by an automatic fire sprinkler system in accordance with City of Waukesha Municipal Ordinance 21.07 and the State of Wisconsin building codes. The sprinkler system will need to be monitored by the building’s current fire alarm system.

ENGINEERING DEPARTMENT COMMENTS

CARROLL UNIVERSITY – 1111 SENTRY DR. – A request from Carroll University to consider allowing temporary classroom space at 1111 Sentry Dr. in a manufacturing zoning while campus facilities are under construction.

- No comments.

RIVER HILLS PARK – A request from City of Waukesha Park Recreation & Forestry Department to consider approving a CSM with 2 lots and 1 outlot for 16.648 acres east of Oakdale Dr. and northwest of River Place Blvd.

- No comments.

PIZZA HUT – 1708 SUMMIT AVE. – A request from Destree Design Architects and Fastrack Inc. to consider site and building modifications at 1708 Summit Ave.

General

The following items should be submitted:

- 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).
- Erosion Control Plan per Chapter 32.09(c). If over 3,000 square feet of disturbance is to occur, then an Erosion Control Plan is required.
- 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.
- It is noted that the Grading Plan was not resubmitted for review. Several plan updates were requested on the previous review.
- The existing building has 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 in the right-of-way, 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.

Plat of Survey, Sheet C101

- 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 Plat of Survey should be stamped by a Professional Land Surveyor.
- Note #8 makes two references to the right-of-way width of CTH T being determined by the Board of Supervisors of “Milwaukee County.” Please verify if this note should state “Waukesha County”.

- 1 • Note #12 states, "Unrecorded permanent limited easement granted to the City of Waukesha for the
- 2 construction and maintenance of a storm sewer." A copy of this document should be submitted to the City.
- 3 The easement should be recorded prior to final City approval.
- 4 • Several existing utilities are shown but no easements are shown. Please verify the locations of the utilities.
- 5 • The benchmark references the "City of Wauwatosa datum". Please verify if this datum is the "City of
- 6 Waukesha" datum.
- 7 • The Flood Note references the "County of Milwaukee, Community Panel no. 55133CO194F." Please verify
- 8 the panel no. and County
- 9

10 WEWAUK DISTRICT CENTER – 310 MERRILL HILLS RD. – A request from Wisconsin Electric Power Company to
 11 consider changes and upgrades to their facility at 310 Merrill Hills Rd.

12 General

13 The following items should be submitted:

- 14 • Erosion Control Plan per Chapter 32.09(c), if over 3,000 square feet of land disturbance is proposed.
- 15 • Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in
- 16 digital form for City filing.
- 17 • The right-of-way width listed for Merrill Hills Road CTH TT is listed as 65 feet along this property. The
- 18 Waukesha County Geographic Information System lists the ultimate highway right-of-way width as 200 feet
- 19 along Merrill Hills Road CTH TT. Please contact Waukesha County and verify if an additional right-of-way
- 20 dedication is needed along Merrill Hills Road CTH TT. Provide written confirmation to City.
- 21 • The future by-pass construction will likely be located along Merrill Hills Road. Verify with Waukesha County
- 22 on the location of the proposed improvements and the impact on this proposed developments facilities.
- 23 • The City may extend sidewalk along Merrill Hills Road in the future. A temporary sidewalk slope grading
- 24 easement should be conveyed to the City.
- 25 • No site plan or grading plan was submitted. Therefore, we assume that no site changes are proposed and we
- 26 assume that only changes on existing facilities are proposed.

27 Property Survey

- 28 • The vertical datum should be referenced to the City of Waukesha vertical datum.
- 29 • A strip of unplatted lands are shown adjoining the west lot line. The Plat for Heritage Hills also did not include
- 30 this strip of land. It appears that this parcel is currently not included as part of any City of Waukesha tax key
- 31 number. The owner of this parcel should be determined. Depending on the results of this ownership review,
- 32 these two parcels should potentially be combined.

33 Landscape Plan

- 34 • The lot lines should be shown on the landscape plan to confirm that all proposed landscaping will be located
- 35 on the property owned by We-Energies.
- 36

37 EATON COOPER POWER SYSTEMS BUSINESS – 2300 BADGER DR. – A request from The Consortium ae, LLC
 38 and Eaton Cooper Power Systems to consider revisions to the existing building and a 51,774 square foot addition at
 39 2300 Badger Dr.

40 General

41 The following items should be submitted:

- 42 • Property Survey showing existing easements. Verify if any existing easements are located on the property
- 43 that will affect the location of the proposed improvements. A title search should be completed to verify if
- 44 existing easements are present.
- 45 • Storm water facility maintenance agreement per Section Chapter 32.12
- 46 • Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required
- 47 by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this
- 48 project.
- 49 • Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in
- 50 digital form for City filing.
- 51 • Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Permits
- 52 that are needed include but are not limited to:
- 53 • Wisconsin Department of Natural Resources NR 216 N.O.I. Permit (if over 1 acre of disturbance).
- 54 • City of Waukesha Erosion Control Permit.

- 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.

Existing Conditions C-2

- Chapter 32.10(c)(18): Location and descriptive notes for existing and proposed structures, including storm sewer pipes, culverts and existing utilities should be shown. Elevations and pipe sizes should be listed.
- Two oval arch 15"x24" corrugated metal pipes are shown to drain the ditch area east of the northeast building that is shown. The extent of the pipe to the ultimate outfall location should be shown to verify any changes in pipe sizes or other connected pipes to this system. Any additional drainage to this system will have to be included in the storm water modeling.

Site Dimensional Plan C-3

- A proposed pipe is shown from the building to the north bio-retention facility. Please label the pipe as a gutter downspout pipe, if applicable.
- Concrete curb and gutter is not shown around the proposed parking area and proposed driveway. Typically, the City requires concrete curb and gutter around all driveways and parking areas.
- Truck turning templates should be shown to verify the driveway layouts are adequately sized.

Site Dimensional Plan C-4

- Concrete curb and gutter is not shown around the proposed parking area and proposed driveway. Typically, the City requires concrete curb and gutter around all driveways and parking areas.
- A proposed pipe is shown from the building to the north bio-retention facility. Please label the pipe as a gutter downspout pipe, if applicable.
- Truck turning templates should be shown to verify the driveway layouts are adequately sized.
- The roof downspout connection to the bio-retention facility should be shown.

Grading, Erosion Control & Paving Plan C-5

- Note 5 of the Construction Site Sequencing states, "Bioretention area shall be excavated and used as a sediment trap." Wisconsin DNR Technical Standards recommend routing the storm water around the bio-retention areas and through sediment traps until they are stabilized.
- The elevation of the spillway in the south bio-retention area should be listed.

Grading, Erosion Control & Paving Plan C-6

- Note 5 of the Construction Site Sequencing states, "Bioretention area shall be excavated and used as a sediment trap." Wisconsin DNR Technical Standards recommend routing the storm water around the bio-retention areas and through sediment traps until they are stabilized.
- Chapter 32.10(d)(6)(H)(i): Flows generated by the 100-year, 24-hour design storm under planned land use conditions may exceed the design capacity of conveyance systems, but should not come in contact with any buildings. The lowest elevation of the structure that is exposed to the ground surface should be a minimum of two (2) feet above the maximum water elevation produced by the 100-year, 24 hour design storm. The 100-year high water elevation of Bioretention area 1 is 37.88 as listed on sheet C-10. The lowest first floor elevation is listed as 38.92. The vertical separation is only 1.04 feet.
- Provide spot grades at emergency spillway location.
- Chapter 32.10(d)(6)(B) as referenced by Chapter 32.09(c)(17): Site grading should minimize adverse impacts on adjacent properties.
- Label the overland flow path route location for this area and through the site. An additional sheet will be needed.

Utility Plan C-7

- Computations for all storm sewers should be provided and in accordance with the State of Wisconsin Department of Safety and Professional Services Standards.
- The existing building has 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.

Utility Plan C-8

- Computations for all storm sewers should be provided and in accordance with the State of Wisconsin Department of Safety and Professional Services Standards.

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

7 Construction Details C-9

- 8 • No comments.

9 Construction Details C-10

10 The design of the bio-retention facilities should follow Wisconsin DNR Technical Standard 1004. The designs should
11 include:

- 12 • Underdrain
- 13 • Follow cross-section detail
- 14 • Utilize adequate ponding outlet restrictor height to encourage infiltration.
- 15 • Storm Water Management Plan
- 16 • The spillway elevation shown in the Plan on Page 5 for the northeast basin appears to be incorrect. Please
17 verify.
- 18 • Chapter 32.11(a)(2): The 2-year storm design rainfall depth should be 2.7 inches. Page 2 of the storm water
19 plan states that 2.4 inches was used for the design.
- 20 • Chapter 32.10(d)(6)(B) as referenced by Chapter 32.09(c)(17): Site grading should minimize adverse impacts
21 on adjacent properties.
- 22 • The open channel 100-year high water elevation should be provided along the south lot line.
- 23 • Chapter 32.10(d)(6)(H)(i): Flows generated by the 100-year, 24-hour design storm under planned land use
24 conditions may exceed the design capacity of conveyance systems, but should not come in contact with any
25 buildings. The lowest elevation of the structure that is exposed to the ground surface should be a minimum of
26 two (2) feet above the maximum water elevation produced by the 100-year, 24 hour design storm.
- 27 • The existing southwest pond should be included in the storm water analysis.
- 28 • The existing south ditch, located north of the south lot line, should be included in the storm water analysis and
29 modeled as a pond.
- 30 • Additional grading to create storm water capacity storage will be needed if the Ordinance requirement is not
31 met or adjacent properties are being flooded.
- 32 • Provide spot grades at emergency spillway locations for the south ditch and southwest pond. Show the
33 emergency overland flow route through the site and through this area.
- 34 • Chapter 32.10(e)(6): Location and dimensions of proposed drainage easements should be shown.
- 35 • Storm water management facilities will need to be located in a storm water management easement. The
36 storm water agreement should comply with Section 32.12. A copy of the City template can be sent to the
37 Designer for use.
- 38 • Chapter 32.10(C): Detailed cross sections and profiles of each BMP showing all critical design elements, side
39 slopes, structures, soil profiles and applicable elevations, including seasonal high water table. Review if anti-
40 seep collars are needed.
- 41 • The pre-development and post-development basin maps should include the entire site owned by the
42 Applicant and full tributary areas.
- 43 • Please verify if tail water elevations should be used in pond designs.
- 44 • Two soil borings are needed in each storm water facility per DNR Technical Standards.
- 45 • The emergency overflow should be sized to handle flows if the primary outlet structure is plugged.
- 46