

Project Reviews

City of Waukesha

Project Number: SPAR21-00054

Description: **Build three buildings on vacant land**

Applied: **10/11/2021**

Approved:

Site Address: **WHITE ROCK AV**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53186**

Status: **UNDER REVIEW**

Applicant: **Melissa Songco**

Parent Project:

Owner: **HABITAT FOR HUMANITY OF**

Contractor: **<NONE>**

Details:

PC21-0137

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
10/20/2021	10/25/2021	10/25/2021	Erosion Control	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes

Notes:

GRADING & EROSION CONTROL COMMENTS:

1. Include exterior step heights and number of steps, bottom/top of steps elevation, and FFE for each proposed building unit.
2. Show flow arrows on grading plan.
3. Clarify location of curb tapers and proposed mountable curb on site/grading plans.
4. Application letter states that 1 building will be constructed per year, starting in 2022. Construction sequence says estimated completion date is September 2022. Add additional clarification regarding construction and phasing sequence. Include basin construction in construction sequence.
5. Add linework to show proposed disturbed area on the grading or erosion control plan.
6. Is a SWPPP being submitted (SWPPP is reference in erosion control specs)?
7. Reference WDNR Technical Standard 1059 under General Erosion and Sediment Control Notes #13 of C-9.
8. Per CH 32.09(c)14: Stabilize all other disturbed areas within 7 days of final grading and topsoil application. Large sites shall be treated in stages as final grading is completed in each stage. Any soil erosion that occurs after final grading or the application of stabilization measures must be repaired, and the stabilization work redone. Add this language to the plan.
9. Per CH 32.09(c)15: 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. Add this language to the plan / correct language in sheet C-9 that allows 14 days before temporary seeding.
10. Per CH 32(c)11: Save existing topsoil and reapply a minimum of 4 inches to all disturbed areas for final stabilization, unless otherwise approved by the Authority, such as for temporary seeding or storm water infiltration BMPs. If adequate topsoil does not exist on the site to meet this requirement, it shall be imported. Please include this language in the plans.
11. Per CH 32(c)4: Locate soil stockpiles away from channelize flow and no closer than 25 feet from roads, ditches, lakes, stream, ponds, wetlands or environmental corridors, unless otherwise approved by the Authority. Control sediment from soil stockpiles. Any soil stockpile that remains for more than 7 days shall be stabilized. Show temporary stockpile location(s) and include this language in the plans.
12. Show locations and species of existing trees in the tree survey per City Erosion Control Ordinance

Project Reviews

City of Waukesha

10/20/2021	10/25/2021	10/25/2021	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
------------	------------	------------	----------------	----------------	-----------------	--------------

Notes:

1. The proposed sanitary sewer will be considered privately owned by the development. Provisions shall be put in place to address maintenance of the system.
2. The invert of the downstream end should be raised so the tops of the pipes match.
3. SAN MH 103 can be a dog house style manhole set over the top of the lined 36" pipe. The top of the 36" would then be removed down to springline and a bench formed with a minimum 4" trough to prevent debris from collecting in the manhole.
4. SAN MH 103 shall have a "City of Waukesha" manhole cover and built to City standards.
5. The proposed sewer shall be deep enough to allow for gravity service from the lowest floor / basement
6. 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.

7. All sewers, leads, and laterals shall be televised within the project and/or disturbed area limits by an independent televising inspection service.

10/20/2021	10/25/2021	10/25/2021	Storm Sewer	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
------------	------------	------------	-------------	-----------------	--------------------------	-----------

Notes:

STORM SEWER COMMENTS:

1. Storm sewer from MH IN-09 to MH-10 and to the existing MH on White Rock Avenue are all proposed within the ROW / public roadway and therefore are required to be installed as concrete pipe. Any 12-inch diameter concrete pipe shall be Class V and any 15-inch diameter concrete pipe shall be Class IV.
2. Differentiate existing vs proposed invert labels.
3. Provide storm sewer sizing and inlet capacity calculations / exhibit. Include existing vs proposed drainage areas, runoff coefficients, time of concentration, etc. Include data for 2-year, 10-year, and 100-year storms.
4. Did the survey pick up all the existing utilities on White Rock Ave? Is there an existing gas line?

Project Reviews

City of Waukesha

10/20/2021	10/25/2021	10/25/2021	Stormwater	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
------------	------------	------------	------------	-----------------	--------------------------	-----------

Notes:

STORMWATER COMMENTS:

1. Include additional project table on the site plan that includes lot area, disturbed area, and existing vs. proposed permeable vs impermeable areas. Per submitted Attachment D, applicant states that storm water management plan not required based on less than 0.5 acres of new impervious and less than one acre of disturbance. The table should verify this information.
2. All stormwater facilities within the City of Waukesha require a maintenance agreement in the current format accepted by the City. The City can provide a template for new agreements upon request. After a draft is submitted and reviewed by City Engineering, a signed copy of the maintenance agreement from the owner and a \$30 check payable to Waukesha County will be required for approvals.
3. Include pond, berm, and outlet structure / outlet pipe details for the proposed basin. Show the proposed pond safety shelf and any additional safety features in accordance with WDNR technical standards.
4. Submit Geotechnical Report. 2 borings should be taken at pond per WDNR technical standard 1001.
5. Submit web soil survey and include hydrologic soil groups.

10/20/2021	10/22/2021	10/25/2021	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
------------	------------	------------	-----------------	-------------	-----------------	-----------

Notes:

There are below and above ground City owned street light facilities in the terrace within the limits of this project. Contact Digger's Hotline for locating. No comments regarding City owned fiber.

10/20/2021	10/27/2021	10/25/2021	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
------------	------------	------------	---------	----------------	-----------------	-------------

Notes:

11/4/2021	11/11/2021	11/10/2021	Erosion Control	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
-----------	------------	------------	-----------------	-----------------	--------------------------	-----------

Notes:

GRADING & EROSION CONTROL COMMENTS:

1. Include exterior step heights and number of steps, bottom/top of steps elevation, and FFE for each proposed building unit.
2. Show flow arrows on grading plan.
3. Clarify location of curb tapers and proposed mountable curb on site/grading plans.
4. Application letter states that 1 building will be constructed per year, starting in 2022. Construction sequence says estimated completion date is September 2022. Add additional clarification regarding construction and phasing sequence. Include basin construction in construction sequence.
5. Add linework to show proposed disturbed area on the grading or erosion control plan.
6. Is a SWPPP being submitted (SWPPP is reference in erosion control specs)?
7. Reference WDNR Technical Standard 1059 under General Erosion and Sediment Control Notes #13 of C-9.
8. Per CH 32.09(c)14: Stabilize all other disturbed areas within 7 days of final grading and topsoil application. Large sites shall be treated in stages as final grading is completed in each stage. Any soil erosion that occurs after final grading or the application of stabilization measures must be repaired, and the stabilization work redone. Add this language to the plan.
9. Per CH 32.09(c)15: 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. Add this language to the plan / correct language in sheet C-9 that allows 14 days before temporary seeding.
10. Per CH 32(c)11: Save existing topsoil and reapply a minimum of 4 inches to all disturbed areas for final stabilization, unless otherwise approved by the Authority, such as for temporary seeding or storm water infiltration BMPs. If adequate topsoil does not exist on the site to meet this requirement, it shall be imported. Please include this language in the plans.
11. Per CH 32(c)4: Locate soil stockpiles away from channelize flow and no closer than 25 feet from roads, ditches, lakes, stream, ponds, wetlands or environmental corridors, unless otherwise approved by the Authority. Control sediment from soil stockpiles. Any soil stockpile that remains for more than 7 days shall be stabilized. Show temporary stockpile location(s) and include this language in the plans.
12. Show locations and species of existing trees in the tree survey per City Erosion Control Ordinance



Project Reviews

City of Waukesha

11/4/2021	11/9/2021	11/10/2021	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
-----------	-----------	------------	----------------	----------------	-----------------	--------------

Notes:

- The proposed sanitary sewer will be considered privately owned by the development. Provisions shall be put in place to address maintenance of the system.
- The invert of the downstream end should be raised so the tops of the pipes match.
- SAN MH 103 SHALL be a dog house style manhole set over the top of the lined 36" pipe. The top of the 36" would then be removed down to springline and a bench formed with a minimum 4" trough to prevent debris from collecting in the manhole.
- SAN MH 103 shall have a "City of Waukesha" manhole cover and built to City standards.
- The proposed sewer shall be deep enough to allow for gravity service from the lowest floor / basement
- 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.

- All sewers, leads, and laterals shall be televised within the project and/or disturbed area limits by an independent televising inspection service.
- SAN MH 103 needs to be a larger structure than 48" diameter.
- Per Development Handbook 2.1.3.4 the lateral shall be connected to the main just downstream of the manhole using a wye fitting

Storm sewer 1 - The City does not allow the use of HDPE piping within the right-of-way. Everything from the existing Structure in Whiterock Ave to MH IN-09 shall be RCSP. This sewer shall be constructed to City Standards including backfill and shall be televised after construction.

Storm Sewer 2 - The HDPE piping entering /exiting the pond should be secured to prevent floating in high water conditions.

11/4/2021	11/11/2021	11/10/2021	Storm Sewer	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
-----------	------------	------------	-------------	-----------------	--------------------------	-----------

Notes:

STORM SEWER COMMENTS:

- Storm sewer from MH IN-09 to MH-10 and to the existing MH on White Rock Avenue are all proposed within the ROW / public roadway and therefore are required to be installed as concrete pipe. Any 12-inch diameter concrete pipe shall be Class V and any 15-inch diameter concrete pipe shall be Class IV.
- Differentiate existing vs proposed invert labels.
- Provide storm sewer sizing and inlet capacity calculations / exhibit. Include existing vs proposed drainage areas, runoff coefficients, time of concentration, etc. Include data for 2-year, 10-year, and 100-year storms.
- Did the survey pick up all the existing utilities on White Rock Ave? Is there an existing gas line?

Project Reviews

City of Waukesha

11/4/2021	11/11/2021	11/10/2021	Stormwater	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
<p>Notes:</p> <p>STORMWATER COMMENTS:</p> <p>1. Include additional project table on the site plan that includes lot area, disturbed area, and existing vs. proposed permeable vs impermeable areas. Per submitted Attachment D, applicant states that storm water management plan not required based on less than 0.5 acres of new impervious and less than one acre of disturbance. The table should verify this information.</p> <p>2. All stormwater facilities within the City of Waukesha require a maintenance agreement in the current format accepted by the City. The City can provide a template for new agreements upon request. After a draft is submitted and reviewed by City Engineering, a signed copy of the maintenance agreement from the owner and a \$30 check payable to Waukesha County will be required for approvals.</p> <p>3. Include pond, berm, and outlet structure / outlet pipe details for the proposed basin. Show the proposed pond safety shelf and any additional safety features in accordance with WDNR technical standards.</p> <p>4. Submit Geotechnical Report. 2 borings should be taken at pond per WDNR technical standard 1001.</p> <p>5. Submit web soil survey and include hydrologic soil groups.</p>						
11/4/2021	11/5/2021	11/10/2021	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>There are below and above ground City owned street light facilities in the terrace within the limits of this project. Contact Digger's Hotline for locating. No comments regarding City owned fiber.</p>						
Review Group: AUTO						
10/11/2021	11/1/2021	10/29/2021	Building Inspection	KRISTIN STONE	APPROVED	
Notes:						
10/11/2021	11/12/2021	10/25/2021	Fire	Brian Charlesworth	REVIEW COMPLETE	
Notes:						

Project Reviews

City of Waukesha

10/11/2021	10/26/2021	10/25/2021	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
<p>Notes:</p> <p>General</p> <ol style="list-style-type: none"> 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. <ol style="list-style-type: none"> a. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf b. Wisconsin DNR NOI, if applicable. Provide exhibit illustrating disturbance area. c. DNR sanitary sewer extension d. City of Waukesha – Engineering Division Construction Permit if working in right of way 2. Additional required submittals, fees, financial guaranties include: <ol style="list-style-type: none"> a. b. Impact fees; c. Letter of credits d. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. e. Sewer assessments, if applicable 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 drawings 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. 5. Provide copy of recorded condominium plat to City for filing prior to issuance of building permits or occupancy. 6. A CSM is needed to create Lot from existing Outlot. The CSM should be recorded prior to issuance of building permits. 7. An HOA or Condo Association will need to be created. 8. Provide location for CBU mailbox structure on private lot owned and maintained by the HOA. 9. Show approximate match limits of pavement and curb and gutter restoration (and grades) for storm sewer and sanitary sewer in City street. Add note “Pavement limits shown on the plan are approximate – actual limits will be determined in the field by the City Engineer.” 10. Habitat for Humanity received a waiver for having to pay impact fees for 3 lots over a 3-year period per ID#18-0573 on 4-17-2018. Currently Habitat is in the 2nd 3-year period. They have received two building permits in this period without having to pay impact fees. They are due 1 more free building permit in this period and then would have to pay impact fees again. Therefore, 2 of the 3 duplexes would need to pay impact fees. City Planning Staff to review if PUD Agreement agreement approval noting no impact fees required overrides this previous Plan Commission approval. 11. Need dumpster enclosure and show 12. 13. Can sidewalk be added? 14. Cluster mailbox required 15. Lighting? 16. Snow storage 17. Fire dept access? 18. Basement floor to be 1 foot above the seasonal high ground water elevation 19. CSM needed to create Lot 1; 20. submit copy of Condominium Plat prior to building permits; 21. There has been bedrock and granite found in WhiteRock 22. Move house over so driveway could go through in future phase to east. 						
10/11/2021		10/25/2021	Planning	Unassigned		
Notes:						
10/11/2021		10/25/2021	Planning Commission	Unassigned		
Notes:						

Project Reviews

City of Waukesha

10/11/2021	10/22/2021	10/25/2021	Water Utility	Chris Walters	REVIEW COMPLETE	See comments
------------	------------	------------	---------------	---------------	-----------------	--------------

Notes:
Plans have been reviewed and comments provided via e-mail from Tom Krause tkrause@waukesha-water.com Please send updated plans with revisions from comments.