

# Project Reviews

## City of Waukesha

**Project Number: SPAR16-00140**

Description: **Fire Station No. 3**

Applied: **11/15/2016**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: **FISCHER, FISCHER, THEIS, INC**

Parent Project:

Owner: **<NONE>**

Contractor: **<NONE>**

Details:

**NE Corner of Hwy. 59 (Les Paul Pkwy.) and Hwy. X (Genesee Road); link to parcel at a later date.**

### LIST OF REVIEWS

| SENT DATE   | RETURNED DATE | DUE DATE   | TYPE          | CONTACT          | STATUS          | REMARKS   |
|---|---------------|------------|---------------|------------------|-----------------|-----------|
| Review Group: ALL   |               |            |               |                  |                 |           |
| 11/16/2016  | 12/2/2016     | 11/22/2016 | Addressing    | Greg Schauer     | REVIEW COMPLETE | See Notes |
| Notes:<br>The address for the fire station will be 2440 STH 59.   |               |            |               |                  |                 |           |
| 11/16/2016  | 11/29/2016    | 11/22/2016 | Street Design | Margaret Liedtke | UNDER REVIEW    |           |
| Notes:<br>Show grades for match point of curb removal and replacement along Stillwater Circle.<br>Show spot grades for sidewalk (Face of Walk and Back of Walk) along building<br><br>1. Add City standard details for concrete curb and gutter.<br>2. Use WISDOT curb ramp details.<br>3. Show limits and grades at match point of new Fire Station Driveway to existing parking lot.<br>4. Show spot grades in parking lot curb and gutter at every corner.<br>5. Show spot grades for curb and gutter every 25-Ft along the driveway.<br>6. Show spot grades where parking lot meets the garage doors.<br>7. Show dimensions for handicap parking stalls<br>8. Show detail for pavement cross-section in driveway and parking lot. |               |            |               |                  |                 |           |
| 11/16/2016  | 11/30/2016    | 11/22/2016 | Traffic       | Michael Grulke   | REVIEW COMPLETE | See Notes |
| Notes:<br>An emergency vehicle warning system will be installed on Les Paul Parkway. City will design this system under permit from WisDOT.<br><br>City is waiting for a traffic study to be completed by an adjacent developer.<br><br>Driveway aprons should be designed to accommodate a large semi truck turning in and out without tracking outside the driveway apron.  |               |            |               |                  |                 |           |

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Review Group: AUTO

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|------------|--|------------|---------------------|----|--|--|
| 11/15/2016 |  | 11/15/2016 | Building Inspection | UN |  |  |
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Notes:

|            |            |            |      |                    |                 |           |
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| 11/15/2016 | 12/13/2016 | 11/15/2016 | Fire | Brian Charlesworth | REVIEW COMPLETE | See notes |
|------------|------------|------------|------|--------------------|-----------------|-----------|

Notes:  
Per City of Waukesha Municipal Ordinance 21.07, any new commercial building greater than 6,000 sq. ft. or an assembly capacity of 100 or more, will be required to be fully protected by an automatic fire sprinkler system throughout the building. The sprinkler system is also required to be monitored by an automatic fire alarm system in accordance with International Fire Code Chapter 9.

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| 11/15/2016 | 11/16/2016 | 11/15/2016 | General Engineering | DAVID BUECHL | REVIEW COMPLETE | See notes |
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Notes:

- 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). Development fees will be owed to the City for this project.
    - Impact fees
    - Letter of credits
  - 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.
- The Construction Drawings and storm water management plan should be designed to comply with the applicable City Ordinances.

|            |            |            |          |              |                 |  |
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| 11/15/2016 | 12/13/2016 | 11/15/2016 | Planning | Doug Koehler | REVIEW COMPLETE |  |
|------------|------------|------------|----------|--------------|-----------------|--|

Notes:  
The City of Waukesha is proposing a new Fire Station No.3 to be constructed west of St. John Neumann Church. The building will be brick with a standing seam roof, following in the style of Station No.5 on Summit Ave. at Oliver Park. The new building will also house a Police Substation. The new facility will share the existing 2 access drives of the church onto Les Paul Parkway. The City will construct a new drive south of the church parking lot between the easterly and westerly driveway entrances to keep Fire Dept. traffic out of the church parking lot. The landscape plan will provide foundation plantings and formal lawn space immediately adjacent to the station, and will then use native prairie plantings to transition into the natural grasslands and woods, including environmental corridor lands, existing adjacent to the construction site. Several trees will be Planted along the west side of the church parking lot, and a large berm will further provide a buffer between the church and the fire station.. Staff recommends final approval of the plans with all staff comments, including Engineering Dept., Fire Dept. and Water Utility comments to be addressed.

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| 11/15/2016 |  | 12/15/2016 | Planning Commission | Doug Koehler |  |  |
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Notes:

|            |            |            |               |               |                 |                    |
|------------|------------|------------|---------------|---------------|-----------------|--------------------|
| 11/15/2016 | 12/12/2016 | 11/15/2016 | Water Utility | Chris Walters | REVIEW COMPLETE | no comments on CSM |
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Notes:  
no comments on CSM

Review Group: SECOND REVIEW

|            |           |           |                     |              |                 |           |
|------------|-----------|-----------|---------------------|--------------|-----------------|-----------|
| 11/30/2016 | 12/2/2016 | 12/2/2016 | General Engineering | DAVID BUECHL | REVIEW COMPLETE | see notes |
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Notes:  
General  
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.



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- 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. Depending on the final design, the following permits or approvals may be needed:
  - a. Wisconsin DOT access/grading/erosion control
  - b. City of Waukesha Storm Water Erosion Control Permit
  - c. Wisconsin DNR NOI, and NOI for fill site.
  - d. If applicable, Wisconsin DNR wetland disturbance permit per Figure 5-Wetland Inventory Map, 12-11-2013 RA Smith

### Storm Water Management Plan

1. Add proposed driveway area to southeast to Pre-development and Post-development basin maps.
2. 32.10(d)(2)(A).(i.) For new land development, 80% reduction in total suspended solids load;
  - a. Additional or expanded water quality measures needed to treat driveway area to southeast not shown on basin maps.
3. Label and dimension safety shelf needed around pond bottom.
4. Prepare storm water maintenance agreement. The City template can be sent to the Engineer.
5. The bio-retention device design should follow Wisconsin DNR Technical Standard 1004 Bioretention for Infiltration. Components to the design plan should include:
  - a. 32.10(d)(3.)D. Pretreatment. Pretreatment shall be required before infiltrating parking lot and road runoff from commercial, industrial and institutional areas. The pretreatment shall be designed to protect the infiltration system from clogging prior to scheduled maintenance and to protect groundwater quality in accordance with sub. (H) of this subsection. Pretreatment options may include, but are not limited to, oil/grease separators, sedimentation or bioretention basins, filtration swales or filter strips. All designs shall comply with the technical standards in section 32.11(b). The parking lot runoff should be directed through the pretreatment swale.
  - b. Vegetation plan
  - c. Soil profile design, outlet structure, and underdrain
  - d. Level spreader, per Table 3, and VI(D).
  - e. Drain down time
  - f. Outlet structures are listed as 6 inch underdrain and weir. Outlet structures for bio-retention should follow Wisconsin DNR Technical Standard 1004. Construction details of outlet structure should be added to Drawings.
  - g. The maximum ponding depth for bio-retention devices should be 1 foot. This design maximum ponding height is 2.19 feet. The design should be updated.
  - h. Specifications for storm water facility components should be added to submittal.
6. The references to a project in the City of Montello, Marquette County should be updated in the introduction.
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.
8. The time of concentration times are all listed as user defined. Confirm if there's a reason that actual times are not used in the model. Actual times should be used in lieu of user defined times.
9. 32.10(b)H. Provide for emergency overflow in all storm water BMP designs.
  - a. Show emergency overflow route through site from pond to public right of way.
10. It appears that the area of Basin Area 6 which is 1.477 acres should be updated. Some of the area drains to the pond and some of the area appears to be undetained along the southwest side which appears to drain to the right of way. Please confirm.
11. In the post condition, the curve number for turf areas is listed as 78. These areas will be mowed grass in the post condition so it appears the curve number should be 80 for Hydrographs 1, 2, 3, 4, 5 and 6.
12. The Hydraflow pond design input parameters should be printed and included in the storm water management plan.
13. Show pond outlet structures on Drawings. Outflow structures should follow Wisconsin DNR Technical Standard 1004 Bioretention for Infiltration.
  - a. The 6-inch underdrain is listed as a controlling discharge in the pond. Please confirm.
14. Pond storage is shown to be utilized in the pretreatment area in storm events exceeding the 2-year event.
15. A basin map should be submitted for the water quality computations. The basin boundaries should be labeled with areas to correlate with the areas listed in the computations.
16. In SLAMM, the swale length is listed as 200 feet. It appears that only approximately 100 feet is being utilized. Confirm if a sub basin line should be used. An outlet detail is needed to confirm SLAMM outlet modeling. The grass height of the swale is listed as 24 inches. Please confirm since this area may be mowed grass. The swale infiltration rate is also listed as 3.6 inches/hour which appears too high.
17. 32.09(a)2 All erosion control plans shall by design, achieve to the maximum extent practicable, a reduction of 80% of the sediment load carried in runoff, on an average annual basis, as compared with no sediment or erosion controls, until the site is stabilized.
18. Submit Erosion Control Plan per Chapter 32.09.
19. 32.09(d)(2).(B).(xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to properly implement the plan, including estimated starting date of grading, timing and sequence of construction or demolition, any construction stages or phases, utility installation, dewatering plans, refuse disposal, inspection requirements, and the installation, use, and maintenance of BMP(s) proposed in the plan;
20. 32.09(d)(2).(C).(ii) Summary of design data for any structural BMP such as sediment basins or sediment traps. A professional engineer, licensed in the State of Wisconsin, shall stamp and sign a statement approving all designs and certifying that they have read the requirements of this ordinance and that, to the best of their knowledge, the submitted plans comply with the requirements;

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21. 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 plans comply with the requirements

### Site Plan

1. Add spot grades along center of swale to show adequate positive drainage.
2. Confirm that a City fire truck can access all areas of the site using truck turning templates.
3. The access drive within the easement and across the church property should be added to the Drawings.
4. Confirm if grading easements are needed for work on Church property.
5. Show wetlands line and Primary Environmental Corridor line on plan with date, and delineator.
6. Show 100-year floodplain line with elevation, and source.
7. Label each sheet with title. For example, Site Plan, Grading Plan, Erosion Control Plan, Utility Plan, etc.
8. Construction specifications should be added to submittal for all project work.
9. Add construction detail sheet.
10. A retaining wall is proposed on the plan. Design specifications should be added to submittal. The elevations of the wall bottom and top should be added to drawing.
11. Proposed contours should be darker than existing contours.
12. 32.10(c)21. Location and descriptive notes for any existing or proposed easements,
13. 32.10(d)(6.)B. Site grading. Site grading shall ensure positive flows away from all buildings, roads, driveways and septic systems, be coordinated with the general storm water drainage patterns for the area, and minimize adverse impacts on adjacent properties.
  - a. Confirm runoff from driveway will be conveyed to not negatively affect the church property.

### Utility Plan

1. 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.