

Project Reviews

City of Waukesha

Project Number: SPAR23-00057

Description: **3424 Madison St - Olde Farm Subdivision**

Applied: **12/22/2023**

Approved:

Site Address: **3424 MADISON ST**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **Bielinski Homes, Inc.**

Parent Project:

Owner: **Kyle Howell et al**

Contractor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
12/29/2023		1/12/2024	EROSION CONTROL	Cali Bonie		
Notes:						
12/29/2023	1/9/2024	1/12/2024	SANITARY SEWER	Chris Langemak	REVIEW COMPLETE	See comments
Notes:						
<ol style="list-style-type: none"> 1. Ideally would like to see sewer run along centerline of Overton to a new manhole at the intersection of Madison and Overton. 2. Can MH 1 be moved to the centerline of Overton just north of the storm sewer and then head SE to existing manhole. The connection to existing manhole in Madison St can be cored and booted with an inside drop. 3. "City" covers needed on the public sanitary manholes 4. A more detailed review of the sanitary will be needed as the project moves forward. 						

Project Reviews

City of Waukesha

12/29/2023	1/12/2024	1/12/2024	STORM SEWER	Jonathan Schapekahm	REVIEW COMPLETE	See comments
------------	-----------	-----------	-------------	---------------------	-----------------	--------------

Notes:

- 1) On sheet T1, general note no. 1 should refer to the city's 2024 standard construction standards (or latest edition).
- 2) 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. This also applies to the storm water management plan.
- 3) Sheet C0.01 (and others) notes the boundary of the Secondary Environmental Corridor with "(Per GIS)". To which "GIS" does this refer?
- 4) The existing 24" storm sewer along Madison St called out for abandonment on sheet C0.01 is to be removed.
- 5) Sheet C0.02 (and others) notes the boundary of the proposed 100-year floodplain with "(Per GIS & Site Design)". To which "GIS" does this refer?
- 6) What is the elevation of the proposed 100-year floodplain noted in #5 above?
- 7) The sliver of outlet #2 between lots 13 and 14 is not dimensioned on the plans but appears to be 15 feet wide based on the preliminary plat. While the storm sewer in this sliver will be privately maintained, recommend at least 20 feet wide for maintenance purposes. An alternative would be to keep the sliver at 15 feet wide and overlay a 20 foot wide easement over the section.
- 8) Public storm sewer will be the inlets, manholes, and sewer fully contained end to end within the right of way. All other sewer (in outlots, crossing the right of way, etc.) will be privately maintained.
- 9) A stormwater maintenance agreement will be required to incorporate the stormwater wet ponds, infiltration basins, and private storm sewer. A sample copy can be supplied by the city.
- 10) The grading of Lot 7 indicates drainage flowing west across the drive as it wraps around the house. This should be examined as it will be challenging to ensure water does not pond north of the house as it is common for planting beds and other obstructions to be placed along side of driveways.
- 11) Provide contour elevations on Master Grading Plan, sheet C1.00.
- 12) With the proximity of the pond discharges to Pebble Creek and the proposed floodplain, have tailwater conditions been examined?
- 13) Include sizing calculations for the overflow weirs. For freeboard, ensure the top of the embankment is a minimum of one vertical foot above the flow depth routed through the pond for the 100-year, 24-hour storm in accordance with WDNR Technical Standard 1001.
- 14) Because the overflow for Infiltration Basin 4 directly discharge to a public sidewalk, the freeboard for this basin should be 2 feet to provide additional protection.
- 15) Provide full storm sewer plans and profiles. Note which sewers/structures are public and which are private.
- 16) Sheet C2.00 notes lids of storm manholes to have labels for City of Waukesha. This is only for public manholes.
- 17) Public drainage structures (and related details) are to be in accordance with the city's Development Handbook and standard construction specifications.
- 18) Televising of storm sewer only needs to follow NASSCO PACP standards with a NASSCO PACP export file. Pipetech is no longer required. See the city's standard construction specifications, section 5. Also applies to sanitary sewer televising.
- 19) Provide details for any outlet or control structures.
- 20) Sheet C3.02 under surface tolerances refers to city standard construction specifications from 1972. Current edition is 2024. Verify this section of the plan's specifications and other sections are in accordance with the city's Development Handbook and standard specifications and do not conflict.
- 21) Per WDNR Technical Standard, each infiltration basin shall have a minimum of two borings per basin. It does not appear any borings were performed for Infiltration Basin 4.
- 22) What is the control practice "Other Device" in the SLAMM calculations?

12/29/2023		1/12/2024	STREET DESIGN	Craig Ausen		
------------	--	-----------	---------------	-------------	--	--

Notes:

12/29/2023	12/29/2023	1/12/2024	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	See notes
------------	------------	-----------	-----------------	-------------	-----------------	-----------

Notes:

1. Street lighting will be required at the intersection with Madison Street. Follow same guidelines as previous development. Street light will be a We Energies non-standard pole to match existing development. Developer/Owner to pay for installation charges and city to pay monthly rate once the street light is functional.
2. There is buried city-owned fiber optic in the terrace along Madison Street. Calling Digger's Hotline will get the fiber optic marked. If the fiber optic needs to be relocated due to construction, the developer/owner will pay all costs to relocate. All relocation must go through the City of Waukesha Engineering Division and Information Technology Department.



Project Reviews

City of Waukesha

12/29/2023	1/4/2024	1/12/2024	TRAFFIC	DERRIN WOLFORD	REVIEW COMPLETE	See notes
<p>Notes:</p> <ol style="list-style-type: none"> 1. The curb ramps at Overton Avenue and Madison Street shall be changed to a Type 2, Type 3, or Type 4 as to direct pedestrians to cross Overton Avenue instead of out into the intersection. Call out the curb ramp type on the plan sheets. Insert the detail into the plan set. 2. A stop sign and street name signs shall be installed at Madison Street and Overton Avenue. 3. A stop sign shall be installed on the existing sign pole at Fiddlers Creek Drive and Overton Avenue. 4. The driveway for #7 shall be moved further away from the horizontal curve. 5. Any pavement marking along Madison Street found to be removed or damaged, the developer shall clean and/or remove and replace the markings at their cost. 						
Review Group: AUTO						
12/22/2023	1/3/2024	1/15/2024	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
12/22/2023	1/2/2024	1/9/2024	Fire	Brian Charlesworth	REVIEW COMPLETE	
Notes:						

Project Reviews

City of Waukesha

12/22/2023	1/10/2024	1/9/2024	General Engineering	Brandon Schwenn	REVIEW COMPLETE	See Notes
------------	-----------	----------	---------------------	-----------------	-----------------	-----------

Notes:

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.
 - a. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
 - b. Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre
 - c. Wetland delineation concurrence
 - d. DNR sanitary sewer extension
 - e. City of Waukesha – Engineering Division Construction Permit if working in right of way to connect into existing streets
2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
 - a. Easements, if applicable
 - b. A Developers Agreement will need to be prepared by the City and approved prior to the start of construction.
 - c. Letter of credits
 - d. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
 - e. 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.
 - f. 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.

General

1. Curb Ramps shall be installed as a Type 4, not a Type 1 as currently drawn. I.e. crossing shall be parallel to Madison St. Curb ramps shall be installed to current WisDOT details, however, 3’ concrete flares shall be utilized at all curb ramps in lieu of graded flares.
2. Provide intersection detail at Madison St. and Overton Ave. I.e. pavement match points and etc.
3. Add Seasonal High Ground Water Table Elevation Summary including Lot #, Proposed basement floor elevation, seasonal high water table elevation, source of water table information, soil pit/boring log reference #. Submit source information for filing.
4. 23.06 (1)(a)4. No land shall be subdivided for residential use which is determined by the Plan Commission to be unsuitable for such use by reason of flooding or bad drainage, adverse earth or rock formation, topography, or any other feature likely to be harmful to the health, safety or welfare of the future residents in the proposed subdivision of the City.
5. Reference City of Waukesha Developer Handbook for current subdivision design requirements.
6. Street grades and radii should follow Subdivision and Platting Ordinance Chapter 23.06 (5).
7. Submit geotechnical report to City for filing with submittal.
8. Sanitary sewer connection in Madison St. shall require proper pavement replacement per the City of Waukesha Standard Construction Specifications.
9. A clean edge shall be sawcut in the existing pavement on Overton Avenue to match into with the new HMA pavement.
10. Add full storm sewer plan and details.

12/22/2023		1/9/2024	Parks	Melissa Lipska		
------------	--	----------	-------	----------------	--	--

Notes:

12/22/2023		1/9/2024	Planning	Unassigned		
------------	--	----------	----------	------------	--	--

Notes:

12/22/2023		1/9/2024	Planning Commission	Unassigned		
------------	--	----------	---------------------	------------	--	--

Notes:

Project Reviews

City of Waukesha

12/22/2023	1/10/2024	1/9/2024	Water Utility	Chris Walters	UNDER REVIEW	See comments
------------	-----------	----------	---------------	---------------	--------------	--------------

Notes:

Contact Chris Walter at cwalter@waukesha-water.com with questions about the below requirements

1. A Developer's Agreement with the Water Utility is required.
 - a. The Developer's Agreement will need to be signed and the original copies sent to the Water Utility for signature
 - b. The Waukesha Water Utility Commission must approve of the DA and they meet typically on the third Thursday of the month.
2. Insurance requirements
 - a. COI's for the Developer and General/Utility contractors must be submitted and approved prior to the start of construction.
 - b. See the attached requirements for what is needed.
3. Easement Agreement template
 - a. The easement agreement must also be signed and approved by the water commission prior to the start of construction
 - b. Please provide signed digital or original copy with exhibits.
4. GM letter formally requesting the water main extension - this allows us to open the project and create a file internally, as well as take it to our water commission for approval.
5. Also, Developer Fees
 - a. The developer fees need to be outlined in the DA must be paid prior to construction. The fee amount is based on the total footage of the project. How many feet of main will be installed?
 - b. The Guarantee and Improvements fee is based on the footage of water main on the project (send me the total footage and I can provide you this amount)
 - c. The tap fee only applies if a tap is needed
 - d. The Engineering & Inspection Deposit is \$10,000, and any amount unused during design review and construction inspection is returned to the developer.