

# Project Reviews

## City of Waukesha

**Project Number: SPAR23-00049**

Description: **Final SPAR - Rolling Meadows**

Applied: **11/13/2023**

Approved:

Site Address: **0 SAYLESVILLE RD**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53189**

Status: **RECEIVED**

Applicant: **John Marek, Rolling Meadows LLC**

Parent Project:

Owner: **JOHN MAREK INC 401K PSP**

Contractor: **Custom Homes, Dan Glazewski**

Details:

**PC23-0474**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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# Project Reviews

## City of Waukesha

Review Group: ALL

11/20/2023	12/4/2023	11/27/2023	SANITARY SEWER	Chris Langemak	REVIEW COMPLETE	See comments
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Notes:

1. All sanitary sewers shown as part of this development are private and does not fall under Engineering Division review; however, the design, construction and use of the sanitary sewer is subject to City of Waukesha design standards and municipal codes.
2. 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.
3. A video of the completed sanitary sewers/laterals shall be submitted to the Engineering Division.
4. The sanitary sewer does not need to be as deep as shown provided there are no basements.
5. The pump station/force main shall be appropriately designed for all the units. Design calculations shall be included.
6. An automatic backup power supply should be considered for the pump station to provide pumping ability in case of a power outage to prevent backups and overflows.
7. An automated monitoring system should be considered to alert a 24-hour service provider if operations are impacted to prevent backups and overflows.
8. A maintenance and operation plan for the pump station shall be provided to the Engineering Division and Clean Water Plant including a contact person. At a minimum the station shall be inspected quarterly, and annual maintenance performed by a qualified service provider. Copies of inspection/maintenance records shall be submitted to the City.
9. The development should consider becoming a member of Diggers Hotline to be notified of any excavation work within the development limits and public right-of-way that could impact the safety of the developments facilities such as the force main.

# Project Reviews

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11/20/2023	11/29/2023	11/27/2023	STORM SEWER	Jonathan Schapekahm	REVIEW COMPLETE	See notes
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Notes:

Following construction, a record drawing of the 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.

# Project Reviews

## City of Waukesha

11/20/2023	11/29/2023	11/27/2023	STORMWATER	Jonathan Schapekahm	REVIEW COMPLETE	See notes
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Notes:

1. Provide copy of wetland report/delineation.
2. 32.10(D)(6.)a. Drainage easement. Perpetual drainage easements or other deed restrictions shall be recorded on the property to preserve major storm water flow paths and permanent storm water BMP locations. Covenants in these areas shall not allow buildings or other structures and shall prevent any grading, filling or other activities that interrupt or obstruct flows in any way. Covenants shall also specify maintenance responsibilities and authorities in accordance with section 32.12.
3. 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 comply with the requirements.
4. 32.09(D)(2)(b)(iv) All woodland areas, those proposed to be lost or transplanted during construction and acres or numbers of each. For woodlands proposed to be lost, show individual trees larger than eight (8) inches in diameter that are located within twenty (20) feet of proposed grading boundaries.
5. Confirm if off-site areas are tributary to the site. If yes, provide off-site basin maps. Provide computations showing impact of flows through site. Show off-site storm sewer near property.
6. Revise submitted storm water management practice maintenance agreement to be specific to project. For instance, several figures are from the sample city copy and do not reflect the project. In other locations, the system description and minimum maintenance requirements note items that are not in this project's design. Exhibit D is missing the design element table information. Exhibit E will need to eventually contain the asbuilt pond survey, cross-section and outlet structure.
7. Area behind building units 1 and 2 as well as the roadway north of STA 2+50 runs off and is tributary to storm sewer that does not reach the stormwater management pond facility and therefore runs off without control. This area is to be factored into the stormwater management runoff calculations as well as the SLAMM calculations.
8. On sheet 2 and 3, several of the details appear to be misidentified with their callout. Sediment Trap #2 Outlet as 3/2 while the Inlet on sheet 3 is 3/2 is one example. On sheet 8, Inlet #3 refers to detail 3/2.
9. Sheet 2 Basin #1 outlet detail
  - a. Detail notes a 12" RCP connected to a 12" RCP standpipe. How are these two items connected?
  - b. Stormwater maintenance agreement and the stormwater management plan indicate a 2" diameter orifice but this detail indicates a 3" diameter.
  - c. The stormwater management plan and SLAMM calculations do not reference the 6" diameter orifice noted at elevation 9.25.
  - d. The stormwater management plan references a 48" horizontal orifice at elevation 9.00. The SLAMM calculations do not note this orifice.
  - e. There do not appear to be any measures to protect the small diameter orifice (2" or 3") from clogging.
10. The pond area in the SLAMM calculations does not appear to match the pond areas in the stormwater runoff calculations.
11. Where is the location of the emergency spillway (weir) on the site? How is this spillway protected from erosion?
12. Provide calculations showing the emergency spillway can safely pass the 100-year, 24-hour storm routed through the pond in accordance with WDNR Technical Standard 1001.
13. Freeboard – Ensure the top of the embankment is a minimum of one vertical foot above the flow depth routed through the pond in #12 above for the 100-year, 24-hour storm in accordance with WDNR Technical Standard 1001.

11/20/2023		11/27/2023	STREET DESIGN	Craig Ausen		
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# Project Reviews

## City of Waukesha

11/20/2023	11/21/2023	11/27/2023	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes: No comments regarding city owned streetlights or fiber.						
11/20/2023	11/21/2023	11/27/2023	TRAFFIC	DERRIN WOLFORD	REVIEW COMPLETE	See notes
Notes: 1. A stop sign shall be installed for Willow Drive at Tanglewood Drive on the existing sign pole.						
11/20/2023	11/27/2023	11/27/2023	WASTEWATER QUALITY	TIM YOUNG	REVIEW COMPLETE	No comments
Notes:						
11/20/2023		11/27/2023	SIDEWALK PLAN	Bradley Blumer		
Notes:						
Review Group: AUTO						
11/13/2023	11/20/2023	12/1/2023	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
11/13/2023	11/13/2023	11/27/2023	Fire	Brian Charlesworth	REVIEW COMPLETE	
Notes:						
11/13/2023	12/4/2023	11/27/2023	General Engineering	Brandon Schwenn	REVIEW COMPLETE	See Notes
Notes: 1. Maintenance agreement likely needed for Willow Dr. stub. 2. Pavement restoration area to be determined in the field, and as directed by the City. Pavement restoration shall meet City requirements. A simple trench patch will not be allowed. 3. Consider removing sidewalk on west side of Willow Dr. stub. 4. Depending on area of pavement restoration required, ADA curb ramps at Willow Dr. and Tanglewood Dr. may require upgrading per ADA requirements. (If the pavement surface is improved, ramps must be upgraded) 5. See all other sections for applicable Engineering Comments.						
11/13/2023		11/27/2023	Parks	Melissa Lipska		
Notes:						

# Project Reviews City of Waukesha

11/13/2023	12/6/2023	11/27/2023	Planning	Doug Koehler	REVIEW COMPLETE	see notes
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Notes:

1. Additional screening/buffer plantings are needed along the north and east lot line adjacent to single family homes.
2. Will the wire fence remain?
3. Parking spaces in the turn around at the south end of the drive seem awkward.
4. Colored elevations/rederings should match the plan elevations and show all materials and colors.

11/13/2023		11/27/2023	Planning Commission	Unassigned		
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Notes:

11/13/2023	11/15/2023	11/27/2023	Water Utility	Chris Walters	UNDER REVIEW	See comments
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Notes:

A dead end water main extension will be allowed under the following conditions:

- An easement is granted to the southeast property line to allow for a future extension when the roads to the south are developed
- Extension of watermain with a hydrant to that same location
- A swale that drains to the site's stormwater facility for hydrant flushing

An email has also been sent to John Marek outlining the requirements for development project approval through Waukesha Water Utility such as developer's agreement, easement agreement, fees, insurance, etc.

Please contact Chris Walter (262-409-4460) with any quesitons.