



DEPARTMENT OF PUBLIC WORKS

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ENGINEERING COMMENTS FOR PLAN COMMISSION AGENDA Wednesday April 22, 2015

Time: 6:30 p.m.

Place: Waukesha City Hall, 201 Delafield Street, Council Chambers

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Minutes

ID #15 -2376 Minutes for the Meeting of April 8, 2015.

V. Business Items

PC15 - 0163 LaCasa/City of Waukesha Vacant Parcel – Certified Survey Map

- 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.

Certified Survey Map

- 1. The CSM boundary includes lands owned by the City of Waukesha. Please submit written City approval to create the lot to be conveyed from the City to La Casa.
- 2. The remainder of the City's lot should be included in the CSM boundary as Outlot 1.
- 3. Confirm the City's obligation to provide an access easement to the lot south of the CSM. An access easement may be needed across Lot 1 to provide a access to the lot to the south. The lot number and grantee should be listed.
- 4. Confirm shed offset to lot line.

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WASTEWATER TREATMENT PLANT
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WWTP Manager
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WAUKESHA METRO TRANSIT
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262-524-3594
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5. The document used to determine the railroad right-of-way line should be listed.
6. If applicable, 23.06(3)(g): Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least 10' wide.
7. Confirm location of existing City storm sewer pipe and easement within CSM boundary area.
8. Chapter 23.06(7)(a): The size, shape, and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated, provided no lot shall contain less than the square footage required by the Zoning Code.
9. If this development is approved, a second CSM should be provided to combine the two La Casa lots.
10. Chapter 23.06(7)(f): Side lot lines shall be approximately at right angles or radial to the right-of-way line of the street on which the lot faces.
11. Wisconsin State Statute 195.29 Railroad highway crossings.(6) Every person or corporation owning or occupying any land adjacent to any railroad highway grade crossing shall keep all brush cut and adequately trim all trees on the land within the triangles bounded on 2 sides by the railway and the highway, and on the 3rd side by a line connecting points on the center lines of the railway and the highway, 330 feet from the intersection of the center lines. This vision triangle should be shown on the Drawings.
12. Add 20 foot x 20 foot vision corner easement at intersection of railroad right of way and Arcadian Avenue on updated CSM.
13. Confirm drainage paths of runoff from parking lot.
14. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable.

PC15 – 2262 American Dojo Martial Arts, 2242 W. Bluemound Road. - Conditional Use Permit

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.
 - 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.
 - c. 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.

PC15 -0174 1700 Airport Road – Certified Survey Map

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 or Chapter 32.08(c). Development fees will be owed to the City for this project.
 - 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.
 - c. 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.
2. Wisconsin State Statute 236.34(1)(c): When more than one sheet is used for any map, each sheet should be numbered consecutively. The "pages" should be labeled as "sheets".
3. Wisconsin State Statute 236.20(2)(k) as referenced by 236.34(1)(c): When a street is on a circular curve, the main chords of the right-of-way lines shall be drawn as dotted or dashed lines in their proper places.
4. Wisconsin State Statute 236.20(2)(k) as referenced by 236.34(1)(c): All curved lines should show the central angle subtended.
5. Wisconsin State Statute 236.20(2)(k) as referenced by 236.34(1)(c): The tangent bearing should be shown for each end of the curve with arc length 355.01.
6. Wisconsin State Statute 236.15(d): The legend describes the specifications of the "set" monumentation but no symbol is shown. A symbol should be added.
7. The CSM proposes to combine two existing lots. The County records show both existing parcels to be owned by JLML Ventures LLC and Metal Era Inc. There is only one Corporate Owners Certificate on the CSM. A written deed documenting the property transfer to a single owner should be submitted for City filing.
8. Chapter 23.06(3)(g) Subdivision and Platting: Easements across centered on rear or side lot lines should be provided for utilities where necessary and shall be at least 10' wide, if applicable.
9. 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 CSM should be stamped by a Professional Land Surveyor.
10. An unused driveway approach is located at the middle of the curve of Aviation Drive. Confirm with City Staff if this driveway approach should be removed.
11. Confirm if the adjoining right-of-ways have been formally dedicated. If not, the right-of-ways should be dedicated.
12. The Clerks name should be updated.

13. The Planning Commissions signature names should be added.
14. City of Waukesha Ordinance 23.06(6)(a): At street intersections, property line corners should be rounded by an arc with a minimum radius of 10 feet, said arc to be tangent to both intersecting streets. In business districts a chord may be substituted for the arcs mentioned above. Either an easement or dedication can satisfy these requirements.

ID#15-2398 Referral from Ald. Payne to rename Mary Street to Brehm Street after the first Mayor of Waukesha.

1. No comments.

PC15 -0175 Stillwater Villas, Rivers Crossing Subdivision – Rezoning

1. No comments.

PC15 -0176 Stillwater Villas, Rivers Crossing Subdivision – PUD Amendment and Preliminary Site Plan & Architectural Review

1. **Note: This item was pulled from the Agenda so a complete review was not completed.

ID#15-2399 Referral from Alderman Cummings to request Waukesha County to require Kwik Trip to complete a traffic study for their proposed development on Golf Road.

1. No comments.