

Project Reviews

City of Waukesha

Project Number: SPAR21-00050

Description: **Neenah Enterprises- Storage Yard Expansion**

Applied: **9/27/2021**

Approved:

Site Address: **1220 S PRAIRIE AV**

Closed:

Expired:

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

Status: **UNDER REVIEW**

Applicant: **1200 Prairie Ave LLC**

Parent Project:

Owner: **I-PRAIRIE LLC**

Contractor: **<NONE>**

Details:

PC21-0114

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
10/11/2021	10/13/2021	10/12/2021	Erosion Control	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes

Notes:

GRADING & EROSION CONTROL COMMENTS

- Per CH 32(d)1.C: An erosion and sediment control plan shall contain the name, address, and daytime phone number of the person(s) charged with installing and maintaining all BMPS(s). Please include this information on the plans.
- Proposed lot number or addresses should be included on the plans per Development Handbook.
- Show building setbacks to side and front/back lot lines.
- Label emergency overflow route(s) on plans.
- Proposed retaining wall locations required to show top and bottom of wall elevations at key locations per Development Handbook.
- Verify all existing and/or proposed easements are shown.
- Show additional topography of the site, extend shown existing contours to 50 ft of the site per Development Handbook.
- Label existing building first floor elevation.
- Label existing flow paths on erosion control plan.
- Include name of receiving waters on erosion control plan.
- Per CH 32.09.2.B.xiv; include additional months / dates in the construction sequence to provide adequate estimated starting date of each activity as described in the ordinance:
"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".
- Provide additional information to show compliance with and reference WDNR Technical Standard 1063 for Sediment Trap (plan calls for using the proposed pond area).
- Add dimensions and/or additional language to show the temporary stockpile is in accordance with 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.
- Site Landscape Plan notes say "grass seed to be utilized for all disturbed areas unless otherwise specified". Provide additional clarification in the plans as to where the seeding will be required and the type of final vegetative cover.

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10/11/2021	10/13/2021	10/12/2021	Sanitary Sewer	Chris Langemak		See comments
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Notes:

1. Sewer lateral video. 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. 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.

10/11/2021	10/13/2021	10/12/2021	Storm Sewer	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
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Notes:

STORM SEWER COMMENTS

1. Riprap is proposed to encroach on neighboring property. Encroachment onto neighboring property in order to install permanent erosion control (or other work) is not allowable.
2. Storm pipe depth of cover from the inlet to the pond appears to be very minimal. Review and provide additional depth of cover as needed to meet constructability and requirements in the development handbook. What type of traffic / loading will take place on the pavement above this pipe? Include 10-year design calculations for pipe sizing and inlet capacity.
3. Proposed storm pipe material needs to be specified in the plans. See 3.1.1.1 of the Development Handbook for allowed pipe material/criteria.
4. All inlets constructed in City of Waukesha need to have a 2 ft sump.

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10/11/2021	10/13/2021	10/12/2021	Stormwater	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
<p>Notes:</p> <p>STORMWATER COMMENTS</p> <ol style="list-style-type: none"> 1. Infiltration requirements per City Stormwater Ordinance are not exempt. See CH 32(d)3 for infiltration requirements. 2. Based on hydraulic soil types from NRCS WSS online it appears that most of the soil on-site is of moderate infiltration (Hydrologic Soil Group type B). The existing conditions of this site appear to be a combination of infiltration and then flowing towards the property to the west as overland relief (see existing 829 contour / low point near west side of the property). Proposed conditions should preserve the existing infiltration drainage pattern (i.e. meet City infiltration requirements). 3. Hydraulic soil types should be included in the web soil survey that was attached to SWMP. 4. Per WDNR Technical Standard 1001, soil borings or test pits (1 per every 2 acres of permanent pool footprint with a minimum or 2 per pond) are required. See the technical standard for additional requirements related to soil borings / test pits. 5. Provide geotechnical report as part of SWMP. 6. Drainage exhibit pre and post development needs to show additional information including time of concentration (with data), drainage basin runoff coefficients / curve numbers, etc. per WDNR Technical Standard 1001 7. Safety shelf slope 10:1 MAX is allowable – add label to pond detail to include safety shelf slope criteria. 8. Include % permeable vs impermeable data for site on the site plan. 9. Legal description of proposed development should be included on the plan cover sheet. 10. Stormwater Maintenance Agreement will need to be included with the stormwater management plan and in the current City of Waukesha template (word template available upon request). 11. Financial Guarantee will be required per Development Handbook section 1.2. 12. Provide cost estimate for the construction, operation and maintenance of each Storm Water Management practice. 13. Include tail water analysis in storm water design for the 2-year, 10-year, and 100-year storm events. 						
10/11/2021	10/12/2021	10/12/2021	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	See notes
<p>Notes:</p> <p>No comments regarding City owned street lights or fiber.</p>						
10/11/2021	10/14/2021	10/12/2021	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
<p>Notes:</p>						
10/11/2021		10/12/2021	Wastewater Quality	TIM YOUNG		
<p>Notes:</p>						
<p>Review Group: AUTO</p>						
9/27/2021		10/17/2021	Building Inspection	KRISTIN STONE		
<p>Notes:</p>						
9/27/2021		10/11/2021	Fire	Brian Charlesworth		
<p>Notes:</p>						

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9/27/2021	10/12/2021	10/11/2021	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
<p>Notes:</p> <ol style="list-style-type: none"> Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing prior to starting construction. <ol style="list-style-type: none"> City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include: <ol style="list-style-type: none"> Property Survey per Wisconsin Administrative Code A-E 7, if site work proposed Easements, if applicable Letter of credits Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. 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 work needs to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes. Chapter 6.13 Driveways (4): The driveway width should not be greater than 35' at the curb and 30' at the sidewalk, unless the property is in a district zoned for industrial use. In a district zoned for industrial use, the driveway width cannot be greater than 50' at the curb and 45' at the property line. The total frontage of all driveways servicing the premises in any district cannot exceed 90' without approval of the Council. <ol style="list-style-type: none"> Label driveway widths. The City sidewalk plan designates for sidewalk to be installed along the south side of Progress Avenue when development occurs on the property. Please add sidewalk along Progress Avenue from the intersection to the west lot line. The sidewalk should be designed with a 1.5% cross slope and 5 foot width. The terrace should be 2-4%. Spot grades should be shown every 25 feet along the sidewalk. Show 20' x 20' vision corner easement on landscape plan. Trees should not be planted in this area. Add note, "City standard specifications shall be followed for all work in the public right of way." An existing storm sewer and inlet is shown southeast of building. Confirm where inlet drains and show on drawings. 						
9/27/2021		10/11/2021	Parks	Melissa Lipska		
Notes:						
9/27/2021		10/11/2021	Planning	Unassigned		
Notes:						
9/27/2021		10/11/2021	Planning Commission	Unassigned		
Notes:						
9/27/2021	10/22/2021	10/11/2021	Water Utility	Chris Walters	APPROVED	No comments
Notes:						