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March 30, 2020

City of Waukesha
Attn: Mr. Doug Koehler, Senior Planner
201 Delafield Street
Waukesha, WI 53188-3633

Re: Fox Run Redevelopment
Project Number: SPAR20-00006
Review Comments for Plan Commission

Mr. Koehler:

Responses to the project review comments received January 28, 2020 are listed below. For brevity, only responses are included.

Erosion – Velvet Weier

1. Second tracking pad added.
2. Inlet protections added.
3. Inlets have changed so not needed.

Storm Sewer – Thomas Miles

1. WinSLAMM Diagram added to SWMP.
2. BioRetention Detail on the detail sheet has been updated.

Stormwater – Thomas Miles

1. WinSLAMM Diagram added to SWMP.
2. BioRetention Detail on the detail sheet has been updated.
3. Inpipe 1 is a stub for the development in Lot 1 to use. The majority of Lot 1 is to drain to the bio-retention basin.
4. Included.
5. Inlets added to ensure that water does not travel more than 300 feet in the curb.

Fire – Brian Charlesworth

1. There are no building in this plan set; just streets, utility relocations and storm water management. But the water laterals were sized with fire protection in mind and we can pass on your comment to those designing buildings within the site.

General Engineering – David Buechl

1. Permits
 - a. We are working with Jason Meyer (highway entrance) and Leif Hauge (highway drainage). The geometrics of the highway entrance are as agreed upon with the County.
 - b. Applied for.



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- c. We have an NOI for demoing the site.
- d. Water and sewer permits will be applied for.
2. Additional submittals
 - a. Easement documents sent to planning department.
 - b. The ownership group will take care of the Developers Agreement
 - c. The ownership group will take care of impact fees
 - d. The ownership group will take care of letters of credit
 - e. The ownership group will take care of connection charges
 - f. The ownership group will take care of sewer assessment if needed
1. All easements have been sent in to the planning department.
2. The bio-retention basin is 100 feet away. An arc appears on the grading plan denoting this.
3. Sidewalk along our new private streets and along Sunset Drive from St. Paul to Badger Drive have been included in this plan. Sidewalk east of St. Paul will be handled at a later date as wetland delineations and wetland fill permits will be likely needed for this sidewalk. We are of the understanding that the City will not hold up construction of the site for the sidewalk east of St. Paul. And yes, it is ADA compliant with a 1.5% cross slope.
4. The Phase 2 report has already been shared with the City. The next step is to take down the strip mall building while leaving the floor slab in the contaminated area so that more borings can be drilled through the floor slab. The City will be kept apprised of developments related to the contamination.
5. As stated in #2, there is an arc on the grading plan denoting the 100' offset from the pump house to the bio-retention basin.
6. Noted
7. CBU mailboxes for the apartments will be located on Lot 5 with the apartment buildings. That is not part of this plan.
8. Noted for site developments, but this plan set does not included any parking.

Water Utility – Chris Walters

1. The water main plan profiles call out what water main is to be abandon. The water main notes call for the main to be abandon per SWS 4.14.6. If this is not sufficient, please provide notes of details for the plan.
2. The water main plan profiles are being submitted to the Utility today as well.

Should you have any further questions or comments, please do not hesitate to contact me.

Sincerely,
JAHNKE & JAHNKE ASSOCIATES, LLC


Paul Jenswold, PE