

October 20, 2021

City of Waukesha
Community Development Department
201 Delafield Street, Room 200
Waukesha, WI 53188

RE: Permit Number: SPAR21-00048
Project Name: Kwik Trip #1219 – New Convenience Store with Gas Station and Car Wash
raSmith Project No.: 3210028

Dear City of Waukesha:

Below are the responses of raSmith to the City of Waukesha's Project Review to Bradford Fry, P.E. (Kwik Trip), dated October 1, 2021, regarding the above-referenced matter:

EROSION CONTROL COMMENTS:

The following comments have been provided by Kristian Nysome:

1. 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".
Response: Additional detail has been added to the construction sequence on sheet SWP1.0.
2. 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.
Response: The note has been added to the plans.
3. Per CH 32(c)6, Ch 32(d)2C(ii), & WDNR Technical Standard 1063: Show temporary sediment trap on the erosion control plans along with a summary of design data in accordance with the WDNR Technical Standard.
Response: The site is to be delivered to Kwik Trip compacted, inspected, and 2' below finished grade by the overall developer. Kwik Trip will quickly have storm sewer installed around the site and is currently planning on having the majority of the site paved within 14 weeks (barring any setbacks in construction). We believe that a sediment trap is not needed for this project. This is further supported by the USLE calculation included with this resubmittal.
4. Label the Fox River on the Site Location Map & Aerial Location Map on the cover sheet.
Response: The annotation has been added to both maps on the cover sheet.



STORM WATER COMMENTS:

The following comments have been provided by Kristian Nysome:

1. Storm Water Management Plan for regional pond needs to be resubmitted with updated data and calculations per Kwik Trip development storm water memo.

Response: During the preliminary site plan review meeting with city staff on 10/7/2021, it was discussed that the pond would be remodeled at the time it is certified by Kapur. This has been communicated to Kapur and the overall developer.

2. Provide Maintenance Agreement for gas, oil, and water separators.

Response: A draft maintenance agreement has been included with this submittal.

GRADING & DRAINAGE PLAN COMMENTS:

The following comments have been provided by Kristian Nysome:

1. Provide exhibit(s) / calculations for proposed storm sewers in accordance with CH 32.10(e)12.E that include pre and post-developed runoff coefficients, drainage basin delineations, outfall locations, and pipe sizing data.

Response: The pre and post-developed runoff coefficients are included with the overall developer's stormwater report. The stormwater narrative has been updated with the storm sewer design.

2. Show locations and species of existing trees in the tree survey per City Erosion Control Ordinance.

Response:

3. Per development handbook, show proposed lot numbers or address on plans and include lot line dimensions.

Response: This has been added to the plans. Lot dimensions can be found on the overall site plan on sheet SP1.2.

4. Label the 100-year flood plain with elevation on the grading plan. Also add the source that was used to come up with the linework shown on label(s) and/or legend(s).

Response: The floodplain information has been added to the plans

5. Add date and source of wetland delineation to label(s) and/or legend(s) for the wetland limits.

Response: The wetland information has been added to the legends.

6. Provide wetland delineation report and any documentation related to WDNR permitting / coordination.

Response: The wetland report and DNR documentation has been included with this resubmittal.

GENERAL ENGINEERING PLAN COMMENTS:

The following comments have been provided by David Buechl:

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 prior to starting construction.

- a. Wisconsin DOT.
- b. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
- c. Wisconsin DNR NOI.
- d. DNR Chapter 30 permit, if applicable
- h. City of Waukesha Engineering Division Construction Permit if working in right of way.

Response: We will provide copies of the DOT and NOI permits when available. We will apply for an erosion Control Permit with the City. We are not anticipating on applying for a ch30 permit since the pond was designed and constructed by the overall developer. We are not anticipating on applying for a city ROW permit since there will be no work in the city right of way. The overall developer is installing the driveways in River Valley Road. The water, sanitary, and storm sewer utilities will be on the private site only.



2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
 - a. Impact fees
 - b. Letter of credits
 - c. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
 - d. Sewer assessments, if applicable.

Response: Acknowledged.

3. 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.

Response: Acknowledged.

4. 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.

Response: Acknowledged, I will sign and stamp the final plans.

General - SITE PLAN:

The following comments have been provided by David Buechl:

1. The City has a sidewalk plan which shows the segment along the south side of the Bypass from River Valley Road to Fox River Parkway to be installed when a development project occurs. In this development, sidewalk would need to be installed along the lot frontage of Kwik Trip. In a discussion with a City Alderman, he is in favor of having a sidewalk along the south side of the Bypass from River Valley Road to Fox River Parkway. A sidewalk drawing including sidewalk, curb and gutter, and associated drainage measures is needed showing sidewalk for submittal to the WDOT for permit and plan approval. In previous correspondence, Kapur Engineers reviewed this design with WDOT staff and minimal to no sub grade mass grading was needed to be done in area west of bridge. City staff are continuing talks with the Alderman for this district when he wants sidewalk installed along the Bypass. It is understood that sidewalk would end at the Kwik Trip lot line. It is anticipated that the continuation of the sidewalk would need to be completed as part of another project to extend past the bridge and to Fox River Parkway.

Response: The plans have been updated to include sidewalk along Les Paul Parkway.

3. The site circulation plan shows a truck turning up towards the private driveway for the apartment buildings. The trucks should not be driving up the private driveway.

Response: The truck movements have been updated.

4. Label driveway widths.

11. (4) WIDTH OF DRIVEWAYS. (Am. #1-89) The Director shall not issue a driveway permit for any driveway for a greater width 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 director shall not issue a driveway permit for any driveway for a greater width than 50' at the curb and 45' at the property line, or where the total frontage of all driveways servicing the premises in any district exceeds 90' without the approval of the City Council. Application for Council approval shall first be submitted to the Plan Commission, and the Plan Commission shall report the same to the City Council with its recommendations.

Response: The driveway widths are annotated on the site plan and are wider than allowed and has greater total frontage as written above due to delivery truck access movements to minimize damage to the grassed terrace. Kwik Trip, Inc. is asking for a variance for wider driveways and the total frontage as noted in the cover letter and application.



General - STORM WATER:

The following comments have been provided by David Buechl:

1. This development proposes to utilize an off-site storm water facility to meet City and Wisconsin DNR storm water requirements. The pond is located on the opposite side of River Valley Road. The pond is proposed to be increased in size and the buildable lot area will be reduced. This pond should be made part of the Lot which contains the Apartment buildings instead of the small vacant parcel. The lot line adjustment would prevent having the situation occur where the Owner of the small lot stops paying taxes on it and stops maintaining the pond and the County, City or other party becomes the Owner and the pond is not maintained. A lot line adjustment would be needed. The lot line adjustment should be completed prior to issuance of the building permit for Kwik Trip.

Response: It was discussed during the preliminary site plan review meeting with city staff on 10/7/2021 that the city should work directly with the developer on this change. Kwik Trip has informed the overall developer of this comment.

General - CSM:

The following comments have been provided by David Buechl:

1. The City received a request to approve an access restriction on the recorded CSM. The City is checking with Susan Voight of WDOT if this is ok. Before the City can approve, a revised site plan is needed from the Applicant in order to understand the impacts to the street design of River Valley Road.

Response: Kwik Trip has informed the overall developer of this comment to get the CSM revised. Additionally, WisDOT has indicated that this is acceptable.

General - SIGNAGE:

The following comments have been provided by David Buechl:

1. A 3-ton weight limit restriction request was submitted on 10-6-21 to the Building and Grounds Committee on River Valley Road. The current truck traffic circulation routes show truck traffic going up River Valley Road. If approved by the Building and Grounds Committee, any trucks over 3 tons wouldn't be allowed.

Response: Acknowledged, Kwik Trip is aware of this pending change for River Valley Road.

PLANNING:

1. 68 parking stalls required per code, 49 total on Plan. PC approval required.

Response: Kwik Trip, Inc. is asking Plan Commission to consider a reduction in the parking stalls requirements as noted in the cover letter and application.

2. Sign Variance needed. Reader board sign must be placed 15' from property line per city code. Restrictions on Electronic Message to limit time it can operate.

Response: The sign has been relocated to be 15ft from the property lines.

3. Landscaping- Continuous landscape along the west parking area. Extend landscape on north side to block lights from carwash.

Response: Continuous landscaping has been added along the west parking area. Also north of the carwash, the landscaping has been extended to the southeast to block lights from the carwash.

4. Lighting is required to be under 0.5 foot-candles per city code.

Response: The photometric plan has been updated for this resubmittal.

5. Screen transformer/mechanical system with additional landscaping.

Response: Additional landscaping has been added to screen the transformer and mechanical system.



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6. Name street accurately on plan.

Response: The street name has been corrected on all sheets.

7. On right elevation- add a peak (faux entrance) to provide four-sided architecture.

Response: A gable has added to the right elevation (facing River Valley Road).

8. Make gas station canopy the same tan color on the building.

Response: The gas canopy fascia has been changed to be the same color as building fascia.

WATER UTILITY:

The following comments have been provided by Chris Walters:

1. A 6-inch stub was recently installed for connection to this development.

Response: Yes, we have coordinated this location with the overall developer and Kapur. The current utility plan shows the store's water service connecting to that stub.

2. Developer needs to submit a Water Service Application - please contact Tom Krause at tkrause@waukesha-water.com or 262-409-4462 to obtain the form or with questions.

Response: Kwik Trip will work directly with the city for this permit.

If you should have any additional questions, please email me at christopher.white@rasmith.com, or call me at 262-317-3286.

Sincerely,
raSmith

Christopher B. White, P.E.
Project Engineer