

October 31, 2023

City of Waukesha
Attn: Doug Koehler
201 Delafield St
Waukesha, WI 53188

Re: Cobblestone Hotel & Suites, 704 N Grand Ave

Dear Mr. Koehler,

This letter is in response to the Prelim SPAR and CSM review comments dated October 24, 2023.

Prelim SPAR Comments

Sanitary Sewer Review Comments – Chris Langemak

1. Any existing sanitary laterals to N Grand Ave and Wisconsin Ave shall be abandoned at the main. This may be accomplished by lining by installing a segmental cured-in-place liner over the connections.
Excel Response: Demolition plan has been updated to call for this abandonment.
2. The proposed sanitary lateral to Clinton St shall be made with a "wye" connection.
Excel Response: Plan has been updated to depict the wye.
3. 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.
 - A. 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**Excel Response: Has been noted on C1.3.**
 - B. 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.
Excel Response: Has been noted on C1.3.
 - C. A video of the completed sanitary lateral from the building to the mainline sewer

shall be submitted to the Engineering Division.

Excel Response: Has been noted on C1.3.

Storm Sewer Review Comments – Jonathan Schapekahm

1. Sheet C1.0 indicates an existing north/south storm sewer is to be removed. This sewer eventually enters the Wisconsin Ave ROW and connects to an existing storm manhole. Is the intent to remove the sewer to the manhole in the Wisconsin Ave street? Provide clarification.
Excel Response: This pipe has been noted to be capped at the main/manhole and will be abandoned by grout filling the remaining portion of pipe north of the manhole.

2. What is the interim drainage plan for the property to the north between when the storm sewer noted in #1 above is removed and the new 10" storm is installed to the existing inlet along the north property line?
Excel Response: Notes have been added to the plan to require positive drainage of the offsite storm sewer which flows through the property at all times. See sheets c1.0 and C1.3.

3. Sheet 1.3 notes a new 8" storm sewer southeast and a new 10" storm sewer west are to be connected to an existing inlet. With the removal of a 10" sewer to the south, verify the existing structure will be sound with these removals and additions.
Excel Response: Verification note has been provided on C1.3 for contractor/owner to verify the structure is still structurally sound with the removal/additions.

4. The mountable curb along the north property line only has a 2" deep gutter. With the parking and drive area pitched toward this curb, it would seem likely larger storm flows could exceed the capacity of the gutter and overtop the curb and flow to the property to the north.
Excel Response: This has been updated to be full 6" curb head height.

Stormwater Review Comments – David Buechl

1. Stamp and sign storm water narrative. In accordance with Wisconsin Administrative Code A-E 2.02(4): Each sheet of plans, drawings, documents, specification 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.
Excel Response: Stormwater report has been stamped and signed.

Street Design Review Comments – Craig Ausen

1. Patch on Clinton Street shall follow City standards (i.e. as long as wide). Patch will need to be full width of roadway.
Excel Response: Patch has been updated to be same length/width.
2. Add 1 ft easement to back of sidewalk for future maintenance.
Excel Response: Easement has been added.

Street Lighting Review Comments – Jeff Hernke

1. There is city owned fiber and streetlighting in the right-of-way and existing parking lot. The

city can remove the one city owned light pole in the lot prior to construction and abandon existing underground wiring. Owner/Developer to remove concrete base. If any streetlight or fiber facility in the right-of-way needs repairs / relocation due to construction, the developer/owner will be responsible for all costs. All work to be completed per city standard specifications and subject to inspection from the Engineering Division of DPW. Any questions or concerns, contact Jeffrey Hernke jhernke@waukesha-wi.gov.

Excel Response: Has been noted on sheets C1.0 and C1.3.

Traffic Review Comments – Derrin Wolford

1. What is the largest truck type to be accessing the site to make food and other deliveries? Provide a truck route circulation which should include how and where it will come into the site and how and where it will exit the site.
Excel Response: Box/cube trucks will be used for delivery to the chop house. Truck circulation exhibit has been provided.
2. Where will the employees be parking?
Excel Response: Employees will park on the street or in the parking structure.
3. When individuals are going back to the hotel from the parking structure, which entrance will they use that will be shortest path if they are walking down either Wisconsin Avenue or South Street?
Excel Response: All individuals will enter through the main entrance.
4. The driveway off of Clinton Street is encroaching on the driveway for the property at #723. How will this be redesigned as to not alter their access?
Excel Response: The hotel driveway has been adjusted to not have a flare encroaching north of the lotline to ensure no negative impacts to the neighboring access.
5. There is one van accessible parking space in front of the hotel. Considering adding another van accessible parking space for the restaurant.
Excel Response: Restaurant patrons will enter through the main hotel entrance. As discussed on the 10/26 call with city staff, the plan is acceptable without an additional handicap stall in the east lot.
6. The proposed rock mulch is encroached on the concrete pad for the traffic signal cabinet.
Excel Response: Rock mulch has been updated to not encroach into traffic signal cabinet.
7. In the front parking lot, are those spaces reserved for the hotel? On the side parking lot, are there a set number of spaces reserved for the restaurant?
Excel Response: All onsite spaces are first come first serve for hotel/restaurant guests. Overflow parking will utilize the parking structure across the street.

Wastewater Quality Review Comments – Tim Young

1. New salt-based water softener(s) shall meet the City's code standard of a minimum of 4000 grains of hardness exchange per pound of salt, and shall be optimized for salt use by a City-approved optimizer company in accordance with Waukesha Municipal Code Section 29.08(i)(2)(B) at the time of installation.
Excel Response: Based on water hardness, water softeners will not be used for this project.

2. Kitchen facilities shall be provided with one or more grease traps, or an exterior grease interceptor, with adequate capacity to prevent the accumulation of grease deposits in the City's sanitary sewer system in accordance with Waukesha Municipal Code §29.08(j).
Excel Response: Exterior grease interceptor is provided to meet Waukesha Municipal Code and Wisconsin DSPS plumbing code standards.

Fire Review Comments – Brian Charlesworth

1. The building will be required to be protected by an Automatic fire sprinkler system. It may require standpipes in the stairwells.
Excel Response: Understood, the building will have an Automatic fire sprinkler system. Final fire suppression system is designed by the Fire Protection Contractor and will be submitted for permitting/review by the FPC.
2. The building will be required to be protected by an Automatic fire alarm system.
Excel Response: Understood, the building will have an Automatic fire alarm system. Final fire alarm system is designed by the Fire Protection Contractor and will be submitted for permitting/review by the FPC.

General Engineering Review Comments – David Buechl

1. Impact fees will be due.
 - 1a. Proposed building area is 9236 sf. Existing building area: 7,770 sf
Excel Response: Understood, impact fees will be paid prior to building permits.
2. Prepare ALTA Survey. Identify all existing easements.
Excel Response: As discussed on the 10/26 call with City staff, an Alta survey will not be required since the applicable information and all easements are shown on the CSM and topographic survey. See attached memo from Excel Surveying confirming title commitment has been obtained and all necessary information is shown on the topographic survey and CSM.
3. Access to parcel to north is present in existing condition. Provide copies of access easements, and verify what obligations should be incorporated in site plan.
Excel Response: No current easements are in place for this Mason's Lodge parking area. An agreement is currently in progress and a proposed access easement to these stalls is shown on the plans and CSM.
4. Remove and replace any cracked sidewalk in public right of way adjoining property.
Excel Response: Has been noted on sheet C1.1.
5. A financial guarantee will be needed for public infrastructure work, landscaping, as-builts, etc.
Excel Response: Understood, a financial guarantee will be provided prior to building permits. A cost estimate for these features has been provided for City review.
6. 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.

Excel Response: All plan sheets have been stamped.

7. Driveway access to west does not appear to delineate difference between drive approach and sidewalk. Add spot grades. Is driveway flare in sidewalk?

Excel Response: West driveway has been updated to delineate flares and sidewalk. Spot grades have been added to depict this as well.

8. Label vision corner easement.

Excel Response: Vision corner easement at the southeast corner has been added to plans and CSM. Due to the ROW dedication at the southwest corner of the property, a vision corner easement is no longer applicable since the new ROW radius far exceeds the required vision corner area.

Planning Review Comments – Doug Koehler

1. Consider incorporating limestone as an architectural element on the exterior, as it is a prominent local material found on buildings throughout Waukesha.

Excel Response: Exterior elevations have been modified since initial submittal to incorporate different color masonry veneer to more closely replicate limestone. See updated renderings

2. Landscape plan should be more robust, especially along Wisconsin Avenue where a variety of trees, shrubs and perennials are needed to enhance the street presence.

Excel Response: Landscape density has been increased on the north side of the building. Additionally, landscaping has been proposed south of the building adjacent to the Wisconsin Ave ROW as requested. Landscaping has been removed from the 20' vision corner at the southeast corner of the property.

3. Where will HVAC equipment be located? If ground mounted, incorporate into the landscape plan, if roof top, indicate on plans and elevation with screening if above the parapet.

Excel Response: HVAC units are located on the roof. All pieces of equipment are small enough to be screened by the parapet wall, with the exception of one. The commercial kitchen roof exhauster height exceeds the height of the parapet by roughly 8" and this is required by code. One HVAC refrigeration unit will be ground mounted at the northeast corner of the building and will be 20" tall. Site landscaping has been added to properly screen this unit.

4. Dumpster enclosure details are needed, should be masonry with solid gates.

Excel Response: Dumpster enclosure details are included with the submittal. Dumpster walls are concrete with EIFS coating to match building, and gates are provided.

5. Catalog cuts or exterior lighting fixtures are needed.

Excel Response: Cut sheets have been provided with this resubmittal package.

6. Consider an ADA parking space at the Restaurant entrance.

Excel Response: The main hotel entrance is also the restaurant entrance. As discussed with city staff on the 10/26 call, no ADA stalls are needed in the east lot.

Water Utility Review Comments – Chris Walters

1. A water service application is required for the proposed water service. The application can be found on our website or by contacting Tom Krause at tkrause@waukesha-water.com.
Excel Response: Understood, a water service application is in preparation and will be finalized prior to construction (fire protection contractor is still needed to verify sizing).
2. The tap for the new service can only be done by Waukesha Water Utility personnel. The cost of a presumed 12"x8" tap is \$4,247.49, which includes tapping sleeve and valve, labor, and inspection. The contractor is responsible for excavation, shoring, traffic control, restoration, and means for lowering the tapping machine.
Excel Response: Understood, tap fee will be paid prior to building permit.
3. No private hydrants or water systems are allowed.
Excel Response: Understood, no private hydrants are proposed.
4. Tap fees must be paid prior to scheduling the tap.
Excel Response: Understood, tap fees will be paid prior to scheduling tap.
5. Any existing water services to the existing or proposed combined parcel must be properly abandoned in the street at the water main by cutting at capping at the main, in each location. The owner is responsible for these costs as well.
Excel Response: Understood, this has been noted on sheets C1.0 and C1.3.

CSM Comments

Street Design Review Comments – Craig Ausen

1. Patch on Clinton St shall follow City of Waukesha standards. Patch will need to be full width of the roadway.
Excel Response: Patch has been updated to be full width and match width/length.
2. Add 1 ft easement to back of sidewalk for future maintenance.
Excel Response: Easement has been added to plans and CSM.

Traffic Review Comments – Derrin Wolford

1. Will require an easement to access the traffic signal cabinet for the traffic signal at the intersection of Wisconsin Avenue and Clinton Street in the northeast corner of the intersection.
Excel Response: Easement has been added to plans and CSM.

General Engineering Review Comments – David Buechel

1. Submit project submittal checklists from Developers Handbook and Application.
Excel Response: CSM checklist was submitted with original submittal but has been resent with this resubmittal package.
2. Per Wisconsin State Statute 236.20(2)(f) as referenced by 236.34(1m)(c): Show existing and proposed easements.

Excel Response: All existing and proposed easements are shown (including the previously discussed additional proposed easements).

3. 22.53 Traffic, Loading, Parking and Access (1) TRAFFIC VISIBILITY. (Am. #38-02) In all districts no structures, fences, or vegetation shall be permitted on a corner lot within twenty (20) feet of the point of intersection of the right-of-way lines (the "corner") which obstructs or interferes with traffic visibility. Show 20'x20' vision corner easement at intersection.

Excel Response: Vision corner easement has been shown at the southeast corner of the property. Due to the ROW dedication at the southwest corner of the property, a vision corner is no longer applicable to that location since the dedicated area far exceeds the 20' vision corner.

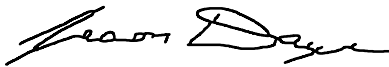
- A. Add note to CSM: Vision corner easements: No structure, driveway or improvement of any kind is permitted within the vision triangle. No vegetation, bushes, trees, or other visual obstructions may exceed 24 inches in height within vision corner easements platted hereon. Said vision corner easement is granted to the City of Waukesha. No direct vehicular access is allowed over any vision corner easements.

Excel Response: Note has been added to CSM.

The submittal documents have been revised per the comments above. Please accept for review and approval. Please let me know if you have any comments, questions, or need additional information.

Sincerely,

Excel Engineering, Inc.



Jason Daye, P.E.
Principal, Civil