

February 26, 2024

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

RE: Central Disposal - 1631 Arcadian Avenue, Waukesha, WI  
Project No.: SPAR24-00002  
raSmith Project No.: 3230241

Dear City of Waukesha:

Below are the responses of raSmith to the City of Waukesha's Project Review List, applied January 26, 2024, received February 13, 2024, regarding the submittal in the above-referenced matter:

Erosion Control Review

1. Silt fence should be extended along the north side of the property.

**raSmith Response No. 1. - Erosion Control: Silt fence was added to the plans along the North side of the property shown on sheet C100 of the plans.**

Sanitary Sewer Review

1. Existing sanitary sewer information (inverts, size, etc.) shall be shown on the plans.

**raSmith Response No. 1. – Sanitary Sewer: The sanitary information regarding the inverts for the existing 6" PVC riser and 15" PVC main at the riser location have been added to the plans. This information has been provided for the existing riser that will be used to connect sanitary sewer for the property. This information can be found on sheet C401.**

2. The proposed sanitary lateral is in an area that potentially was part of a landfill. Additional measures may be necessary to ensure that the proposed gravity line does not settle and cause sags.

**raSmith Response No. 2. – Sanitary Sewer: The sewer will be installed in a trench per the standard specification. The contractor will need to compact the bottom of the trench prior to putting down stone bedding. The pipe is being laid at 2% slope which is more than what is needed for capacity.**

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.

At a minimum the drawing should include:

- Rim/cover elevation
- Invert elevation
- Distances
- Slopes
- Materials
- Contractor
- Installation dates (month and year completed)



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- Any notes related to major field changes (i.e. 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.

A video of the completed sanitary lateral from the building to the mainline sewer shall be submitted to the Engineering Division.

**raSmith Response No. 3. – Sanitary Sewer: These notes have been added to the general notes section on sheets C400 and C401 as notes number 10 and 11.**

#### Storm Sewer Review

1. The development application checked off that various city checklists (attachments) were included. Attachments (A, B, C, D, H) were not received.

**raSmith Response No. 1. – Storm Sewer: Updated checklists have been included with this resubmittal.**

2. Sheet C100 indicates the site ultimately drains to the Pewaukee River-Fox River. It only ultimately drains to the Fox River via Frame Park Creek.

**raSmith Response No. 1. – Storm Sewer: Sheet C100 note 13, has been revised to say it drains to the Fox River via Frame Park Creek.**

3. For the site statistics on Sheet C200, the square footage for total impervious in the existing condition is incorrect.

**raSmith Response No. 1. – Storm Sewer: The statistics have been corrected on sheet C200.**

4. Provide storm water management as the site results in an addition of greater than 0.5 acres of impervious area. The total existing gravel area to be paved or replaced with buildings appears to be about 94,000 SF. Per Section 32.06(b)2 of the City's code, 50% of existing gravel shall be considered impervious for purposes of determining the increase in impervious surface area. Therefore, the increase in impervious area is approximately 1.08 acres.

**raSmith Response No. 1. – Storm Sewer: The statistics have been corrected on sheet C200.**

#### Street Design Review

1. What is the purpose of the gravel area? Can this be paved?

**raSmith Response No. 1. – Street Design: The developer's operations are currently on the compacted crushed asphalt and it is remaining in good condition. The developer is requesting that the city allow some of the site to remain as compacted crushed asphalt to reduce costs.**

2. Site should have curb and gutter and adequate drainage structures.

**raSmith Response No. 2. – Street Design: After further discussions with the planning department, curb and gutter is only required for developments within 200ft of residential developments. The design**



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**team is electing to not install curb and gutter to maintain historical drainage patterns and to reduce costs.**

#### Fire Review

1. This building will be required to be sprinklered in accordance with IFC Chapter 9. The center will also be required to comply with all relevant Chapters of the IFC as it relates to the tire storage.

**raSmith Response No. 1. – Fire: The building will be sprinklered.**

#### Civil Engineering Review

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. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf.
  - b. Wisconsin DNR NOI, and NOI for fill site, if disturbance over 1 acre.
  - c. City of Waukesha - Engineering Division Construction Permit for all RW work.

**raSmith Response No. 1. – Civil Engineering: The developer will pay all applicable fees and file for permits at a later date but prior to construction.**

2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
  - a. Financial guaranties
  - b. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
  - c. City Storm Water Permit. This permit will need to be obtained prior to starting work, and obtaining a building permit.

**raSmith Response No. 2. – Civil Engineering: The developer will pay all applicable fees and file for permits at a later date but prior to construction.**

3. The construction drawings, and financial guarantees 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.

**raSmith Response No. 3. – Civil Engineering: 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.

**raSmith Response No. 4. – Civil Engineering: The final permit set will be signed and sealed.**

5. Submit copy of geotechnical report. Confirm elevation of water table on site.

**raSmith Response No. 5. – Civil Engineering: The geotechnical report will be forwarded once completed.**

6. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.

**raSmith Response No. 6. – Civil Engineering: The note was placed on sheet C100 under the general notes section number 13. The note was also placed on sheet C200 under the general notes section number 7.**



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7. Review all City sidewalk adjoining the property limits with a City Engineering representative. If the sidewalk meets replacement criteria due to cracking, missing pieces, or displacement, then the sidewalk will need to be removed and replaced.

**raSmith Response No. 7. – Civil Engineering: The note was placed on sheet C100 under the general notes section number 14. The note was also placed on sheet C200 under the general notes section number 8.**

8. The existing parcel has a sanitary sewer lateral connecting the City's sewer main. Please provide a pre and post construction 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.

**raSmith Response No. 8. – Civil Engineering: There is no possible way to provide a pre-construction video due to lack of access. The existing riser will be evaluated at the time of construction and rebuilt if needed. A post-construction video will be provided to the city (see sanitary sewer comment response #3 above).**

9. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.

**raSmith Response No. 9. – Civil Engineering: The note was placed on sheet C100 under the general notes section number 15. The note was also placed on sheet C200 under the general notes section number 9.**

10. Curb and gutter should be installed around the parking lot and gravel area.

**raSmith Response No. 10. – Civil Engineering: After further discussions with the planning department, curb and gutter is only required for developments within 200ft of residential developments. The design team is electing to not install curb and gutter to maintain historical drainage patterns and to reduce costs.**

11. Add note to drawings: Limits of final City street pavement and curb and gutter removal and replacements to be marked by City Engineering staff in field.

**raSmith Response No. 11. – Civil Engineering: The note was placed on sheet C100 under the general notes section number 16. The note was also placed on sheet C200 under the general notes section number 10.**

12. Show accessible ADA route from ADA parking spot to building entrance. Will there be an accessible entrance into building?

**raSmith Response No. 12. – Civil Engineering: The entire area from the accessible parking stalls to the front door will be accessible. The contractor will need to install stairs and ramp access as needed to the elevated door (design build).**

13. See all other comments, including stormwater requirements.

**raSmith Response No. 13. – Civil Engineering: Acknowledged.**

14. Horizontal datum should be updated to NAD 1983/2011. See Existing Condition Survey, and City design guidelines.

**raSmith Response No. 14. – Civil Engineering: The survey was updated with the horizontal datum NAD 1983/2011 which is stated correctly on the title sheet, C000.**



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15. Submit all required checklists for Development Submittals. See City's Development Handbook.  
**raSmith Response No. 15. – Civil Engineering: Updated checklists have been provided with this resubmittal.**

#### Planning Review

1. Elevations, renderings, or other detail on the office building will be required for Final SPAR.  
**raSmith Response No. 1. – Planning: Please see the architectural package for further information.**
2. A colored landscape plan will be required for Final SPAR. Clear differentiation of existing vs. new landscaping would be very helpful.  
**raSmith Response No. 2. – Planning: A colored landscape plan has been included with this resubmittal.**
3. Provide notice of DNR approval of the proposed construction prior to Final SPAR.  
**raSmith Response No. 3. – Planning: Please see the architectural package for further information.**
4. Provide a lighting photometric plan and cutsheets for Final SPAR showing any exterior lighting upgrades or additions. Light spillover may not exceed 0.5 footcandles at the property boundary. All lights should be shielded or directed downward. Color temperature should not exceed 4,000 k.  
**raSmith Response No. 4. – Planning: Please see the architectural package for further information.**
5. A dustless surface material must be used for the gravel area.  
**raSmith Response No. 5. – Planning: The plans have been revised to re-use the onsite compacted crushed asphalt in the previously named 'gravel area'. This is considered a dust-less material.**

#### Water Review

1. We need a letter to the Waukesha Water Utility General Manager, Dan Duchniak, which will allow us to open the project and begin reviewing the design plans.
2. A developer's agreement is required for extension of public water main. An email has been sent with more info.
3. An easement agreement is also required for extension of public water main outside of the right of way.
4. Insurance requirements – COI's for the Developer and General/Utility contractors must be submitted and approved prior to the start of construction.
5. Developer Fees
  - a. The developer fees need to be outlined in the DA must be paid prior to construction. The fee amount is based on the total footage of the project. How many feet of main will be installed?
  - b. The Guarantee and Improvements fee is based on the footage of water main on the project (send me the total footage and I can provide you this amount)
  - c. The tap fee only applies if a tap is needed.
  - d. The Engineering & Inspection Deposit is \$10,000, and any amount unused during design review and construction inspection is returned to the developer.
6. We will need to get approval of the DA and Easement agreement from our Water Commission. They typically meet on the third Thursday of every month.  
**raSmith Response – Water: We have started the water main approval process and will work through all required steps as needed.**



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

Sincerely,  
raSmith

A handwritten signature in black ink that reads 'Christopher White'.

Christopher B. White, P.E.  
Project Engineer