



January 3, 2019

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

Re: Aeroshade Redevelopment, Oakland Avenue and Ellis Street
Review Comments for Plan Commission

Mr. Fortin:

Responses to the project review comments received October 10, 2017 are listed below. For brevity, only responses are included.

Traffic – Michael Grulke – 10/4/17

1. The path is now installed. We added it to our plan. The sidewalk will match the bike path.

Stormwater – David Buechl – 10/10/17

1. A stormwater management plan is included with this submittal.
2. A draft stormwater maintenance plan is included with this submittal.
4. A 5-foot easement has been added on Lots 5 and 6 of the Aeroshade Plat for the area that the 100-Year storm event can rise to.
5. Private drainage easements are provided along rear lot lines with the requested restrictions.
6. The infiltration trench has been put in an outlet.
7. Drainage maps for the various hydrologic calculations were previously submitted.
8. Comment acknowledged.
9. The requested calculation is shown in the storm water management report. A net 58% TSS removal is required.

General Engineering – David Buechl – 10/10/17

1.
 - a. Judy Fuller will be handling the application and fees.
 - b.
 - i. Judy Fuller will be handling the developer's agreement.
 - ii. The site is presently covered by an NOI; which the City has on file.
 - iii. The DNR does not write such letters. The DNR process is to have the developer hire an environmental consultant to conduct a Phase 1 Environmental Site Assessment (ESA). If the Phase 1 recommends a Phase 2, and /or the Phase 2 recommends a Phase 3 cleanup, then that is what would be required. In this case, a Phase 1 ESA has been completed by Giles Engineering on April 7, 2017. The report does states that there are no current environmental issues at the site and states that further environmental investigation is not warranted at this time. It is my understanding that the City has the report on file.
2.
 - a. An erosion control plan is included with this submittal
 - b. Financial assurances will be submitted when the required amounts have been determined.

- c. Storm Water Management Plan is included with this submittal
3. Record drawings will be submitted upon project completion.
- 3a. Post-construction video lateral inspections will be provided as requested.
4. Digital files will be submitted upon final approval.
5. An additional set of plans is included with this submittal for review by Katie Jelacic. Given that the trail has now been paved, we surveyed the trail and incorporated it into the plan set.
6. No shared driveway easements are required.
7. The curb ramps have been added to the plans.
8. The site plan has been revised to include curb and gutter removal and replacement.
9. The cover sheet has been sealed in accordance with the referenced code.
10. City details have been added to the plans.
11. City specifications have been added to the plans.
12. A curb ramp detail has been added to the plans.
13. Approximate limits of curb and gutter removal and replacement are indicated, along with a note that actual limits will be determined in the field by the City Engineering Department.
14. Scale corrected.
15. Terrace graded at 2%.
16. Mr. Langemak's comments have been incorporated into the revised plans.
17. Spot grades on the sidewalk plan are shown for both the flow line and top of curb, as well as existing grade at both face and back of walk.
18. Approximate limits of pavement replacement have been shown at all , with the requested note.

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

Sincerely,

JAHNKE & JAHNKE ASSOCIATES, INC.



Paul Jenswold, PE