

June 24, 2021

RE: 2105 Pewaukee Road (City of Waukesha Project Number SAPR21-00021) Project Reviews

Dear Mr. Charlie Griffith,

We received the following review comments from the City for our April 26, 2021 Site Plan Review application submittal on May 27, 2021 via email. After discussion of these comments through a Microsoft Teams meeting later that day, we formally submit the attached revised plans, storm water management plan and response (*in italics*) to your comments.

General Engineering (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. Waukesha County
Not applicable per attached email
 - b. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
Application and fee submitted 4/26/2021
 - c. Wisconsin DNR NOI
See attached
 - d. City of Waukesha – Engineering Division Construction permit if working in right of way Site Plan
Not applicable at this time
2. Add sidewalk along street frontage.
A 5' wide sidewalk has been added to sheet 02 for reference as to how it would fit within the public ROW. The property owner intends to ask the Plan Commission to waive this requirement.
3. Where is wall located on site plan that is shown in photos? Label location.
The wall is labeled on sheets 01 and 02.
4. Provide letter of credit for sidewalk, as built, and landscaping.
Not applicable at this time
5. 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 drawings should be updated to reflect the needed changes.
Understood
6. Confirm applicability of proposed wet pond design to FAA requirements for separation of wet ponds to airport. See FAA Advisory Circular 150 5200 33B. Dry ponds appear to be needed in lieu

of wet ponds within 5 miles of airport. Coordinate with FAA staff for written approval to utilize wet ponds or dry ponds.

Coordination with the Waukesha County Airport Director is underway and a letter of approval will be submitted upon receipt.

7. 32.10(e)11. A storm water BMP maintenance agreement in accordance with section 32.12;
 - a. Submit storm water maintenance agreement using City template. City template can be sent to Engineer.
City template was received and the maintenance agreement revised.
 - b. The upfront agreement including exhibits A to C should be recorded prior to issuance of the storm water permit.
Exhibits A through D are included within the attached storm water management plan.
8. 32.10(e)(12.)H. A cover sheet stamped and signed by a professional engineer registered in the State of Wisconsin indicating that all plans and supporting documentation have been reviewed and approved by the engineer and certifying that they have read the requirements of this ordinance and that, to the best of their knowledge, the submitted comply with the requirements.
This statement has been added to the cover sheet of the construction plans and the cover sheet of the storm water management plan, both of which are stamped and signed.
9. 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.
Not applicable
10. Add note to follow City driveway apron detail. Show driveway in accordance with city detail.
Not applicable
11. Obtain geotechnical soil boring information for pond design.
Soil boring information dated November 9, 2017 has been included in the storm water management plan. It was forwarded to Mr. David Buechl on June 9, 2020 and a telephone conversation with him on June 11th resulted in the dismissal of requiring further borings to be done for infiltration suitability as the outdoor material storage use of this property prohibits infiltration to protect the groundwater contamination.
12. Provide basin map to quantify amount of drainage from off-site. Confirm if pond design is affected.
Referencing county topo, an almost 1-acre offsite basin was added to the map and calculations to confirm the pond as designed is suitable.
13. Storm water plan lists soil type is D per Ordinance. What is that referring to?
As discussed in the Teams meeting on May 27th, this statement in the report is referencing that curve numbers used for the existing ground cover area as specified in the ordinance as maximum curve number allowable for a D soil type in good condition.

Planning (Unassigned):

Residential use is prohibited in the M-2 zoning district. A Conditional Use can be approved separately if the resident is the owner of caretaker of the industrial operation.

As the mother of the company's owner, the resident is the caretaker of the industrial operation and a Conditional Use application is being submitted for consideration at the July Plan Commission meeting.

A dustless surface must be provided for all parking, loading, and equipment storage areas. If residential use is approved in the front of the property all parking areas must be paved.

Sheet 02 specifies that the driveways and outdoor storage surface shall be layered with asphalt millings (or equal) to provide a dustless surface. Both sheets 01 and 02 specify that all equipment/storage shall be contained within the dustless surface limits.

Please feel free to contact me directly regarding any further concerns.

Sincerely,

A handwritten signature in black ink that reads "Jaimi Lapp". The signature is written in a cursive style with a large, looped initial "J" and a stylized "L".

*Jaimi Lapp, P.E.
Senior Professional Engineer*

*cc via Email: Charlie Griffith, City of Waukesha Planner
David Buechl, City of Waukesha Engineer
Erik Wildes, c/o Owner*