



DEPARTMENT OF PUBLIC WORKS

Fred Abadi, PhD, PE, Director

fabadi@ci.waukesha.wi.us



**ENGINEERING COMMENTS
FOR
PLAN COMMISSION
AGENDA
Wednesday
January 27, 2016
REVISED**

Time: 6:30 p.m.

Place: Waukesha City Hall, 201 Delafield Street, Council Chambers

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Minutes

ID#15-3897 Minutes for the Meeting of January 13, 2016.

- V. Consent Agenda
- VI. Business Items

PC-15-0260 La Casa de Esperanza Charter School – 410

1. The following items should be submitted:
 - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.
 - b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.
 - c. Sewer lateral video. The existing building has a sanitary sewer lateral connecting the City's sewer main. Please provide a 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

ENGINEERING DIVISION
Paul G. Day, PE
City Engineer
130 Delafield St
Waukesha, WI 53188
262-524-3600
Fax – 262-524-3898

MUNICIPAL PARKING SERVICES
Patti Cruz
Parking Supervisor
241 South St
Waukesha, WI 53188
262-524-3622
Fax – 262-650-2573

STREETS DIVISION
300 Sentry Dr
Waukesha, WI 53186
262-524-3615
Fax – 262-524-3612

WASTEWATER TREATMENT PLANT
Jeff Harenda
WWTP Manager
600 Sentry Dr
Waukesha, WI 53186
262-524-3625
Fax – 262-524-3632

WAUKESHA METRO TRANSIT
Brian Engelking
Transit Director
2311 Badger Dr
Waukesha, WI 53188
262-524-3594
Fax – 262-524-3646

need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.

- d. Certified Survey Map. A CSM should be prepared and submitted for review and approval to combine the existing parcels into one lot. The CSM would also be used to attach the potential areas of Concordia Avenue to be vacated to the parent lot. The parcels north of Concordia Avenue should also be included.
2. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
 - a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit. Confirm area of site disturbance is over 1 acre.
 - b. City of Waukesha Storm Water Permit
 - c. Private sanitary sewer approval

Cover Sheet

1. Gittner Place is shown as a public right-of-way in the site on the location map. Confirm that Gittner Place has been formally vacated as a City public right-of-way. Provide recorded document for City filing.

Sheet 1-Site Plan

1. Improvements are shown south of Arcadian Avenue on this submittal. We understood that only improvements located north of Arcadian Avenue, east of Carol Street, west of the Canadian National Railroad and south of Concordia Avenue were proposed at this time. The proposed improvements located outside of the area described above should be removed from the plan set.
2. Confirm if this document is intended to be a Property Survey or a Proposed Site Plan or Existing Site Plan. Depending on the intent, the document should follow the applicable requirements.

Demolition Plan C-101

1. Label limits of storm sewer pipe removals. Show easement boundaries.
2. Confirm if any additional pipe removals should be added to Drawing.

Site Plan C-102

1. This site plan is the second site plan in the Drawing set. Please confirm the intent of having two site plans and which plan is correct.
2. Provide turning movement analysis for fire trucks, delivery trucks through parking lot.
3. 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.
4. Sidewalk cross slope should be 1.5%.
5. Concordia Avenue is an existing public right-of-way. City requirements should be followed for design, layout, specifications, and construction.
6. A driveway approach is shown at the intersection of Caroline Street and Concordia Avenue. Driveway approaches are typically not located at City street intersections.
7. The City driveway approach detail should be added.
8. The full length of Concordia Avenue be vacated as part of approval of this project.

- a. The existing lot at 1001 Caroline Street has a driveway that currently meets Concordia Avenue. La Casa will need to meet with this owner and determine how they prefer to have their future driveway configured. The driveway can either access Caroline via an access easement on La Casa property or La Casa can construct a new driveway on the north half of the vacated portion of Concordia Street to connect to Caroline Street. The La Casa driveway will then need to be shifted south onto La Casa property with their own driveway access.
9. Proposed work is shown on private property along Concordia Avenue. A temporary construction easement should be provided to the City for filing.
10. Show railroad vision corner easement.
11. Show sawcut lines at public streets, alleys and sidewalk.
12. Show grades for match point of curb removal and replacement.
13. Show spot grades for sidewalk.
14. Add City standard curb and gutter detail.
15. Confirm grades, slopes and ramps along accessible walk ways.
16. The cross slope of the public and private sidewalk should be designed at 1.5% cross slope.
17. Show proper ADA ramp detail.
18. Show dimensions between curb and sidewalk in r.o.w.
19. The longitudinal slope of the private sidewalk should be adjusted to less than 5% slope.
20. Chapter 32.09(d)(2)(xv): Location of soil evaluations with surface elevations and unique references to supplemental soil evaluations report forms in accordance with section 32.11(c). A separate map should show estimated seasonal water table depths down to planned excavation depths with references to the proposed site plan.
21. A minimum 1-foot vertical separation between the seasonal high groundwater table elevation and the basement floor surface should be included in the design.
22. Chapter 32.10(d)(4)(E): Subsurface drainage. Lowest building floor surfaces shall be built one (1) foot above the seasonal high water table elevation, as documented in the soil evaluations and shall avoid hydric soils.
23. Remove south driveway approach along Caroline.

Site Geometric and Traffic Control Plan C-103

1. Confirm if existing street signs are located along street. If not, street signs should be added.

Site Grading Plan C104

1. Confirm patterns of drainage basins through site.
2. Add sidewalk spot grades and slopes.
3. The grades shown on the plan do not appear to show that all runoff will be drained to the storm sewer.

Site Utility Plan C105

1. Confirm ownership of existing storm sewer that is shown to be located under existing building. Provide copy of existing recorded easement for City review and filing. If the pipe is owned by the City, the City storm sewer should be relocated around building if located under building.
2. Show all existing easements on site. If existing, show City Storm sewer easement. City to confirm if storm sewer easement is needed for pipe along railroad right-of-way. If an

easement is needed, convey storm sewer easement to City if no recorded storm sewer easement exists. Confirm if this storm sewer pipe is owned by the railroad and only drains the railroad right-of-way.

3. Unused sanitary sewer laterals in Caroline Street should be abandoned at main in accordance with City specifications.
4. The City recently received a Demolition Permit Application for the La Casa owned house on the north side of Concordia Avenue. The public sanitary sewer only serviced this property. This sanitary sewer pipe in Concordia Avenue should be bulkheaded at the intersection of Concordia Avenue and Caroline Street and the remaining pipe and manhole should be abandoned in accordance with City requirements.
5. Show design information and specifications for sanitary sewer lateral extensions and connections.
6. Confirm if any areas of existing flooding are located on the property.
7. A catch basin is located in the railroad right-of-way. Please confirm need for catch basin.
8. Prepare storm sewer design calculations and a basin map for storm sewer.
9. Confirm need for storm sewer within Caroline Street area.
10. Confirm if existing on-site storm sewer is properly sized.
11. An existing low area exists on site along railroad. Confirm extent of ponding area.
12. The City records show additional storm sewer located north of what is shown. Please confirm that all existing below ground pipes are shown on Drawing.
 - a. Determine if proper drainage is occurring behind the existing homes along Caroline Street. It appears that a low spot located north of Concordia Avenue exists.

Site Erosion Control Plan C106

1. The erosion control plan should be updated to comply with City Ordinance 32.09.

Site Details Plan C107

1. No comments.

Site Details Plan C108

1. No comments.

Site Details Plan C109

1. No comments.

Landscape Plan L101

1. Show railroad vision corner easements.

Landscape Plan L102

1. No comments.

Storm Water Management 2A

1. Edit the hatch patterns so the different areas are more legible.
2. This set includes Sheet C102 which is not included in the hatch pattern analysis. Please confirm.

Storm Water Management 2B

1. Edit the hatch patterns so the different areas are more legible.
2. This set includes Sheet C102 which is not included in the hatch pattern analysis. Please confirm.

Storm Water Management 3

1. Edit the hatch patterns so the different areas are more legible.
2. This set includes Sheet C102 which is not included in the hatch pattern analysis. Please confirm.

Site Plan C102

1. There are two sheet C102's. Please confirm.
2. The storm water impervious analysis did not include this area. Please confirm.
3. Proposed work is shown on land not currently owned by La Casa. Please confirm.
4. A driveway connection is shown to an adjoining property. The recorded access easement should be prepared, submitted for review, approved and recorded prior to approval of the Drawings.

Storm Water Management Plan

1. Design computations for water quality will be needed.
2. A storm water facility maintenance agreement is needed for the underground water quality structure. A City template can be sent to the Engineer.

ID#16-093 Proposed modification to Eales avenue at the intersection of E. Moreland Boulevard and White Rock Ave.

1. No comments.