

Project Reviews

City of Waukesha

Project Number: SPAR21-00047

Description: **Riverfront Project commercial/apartments**

Applied: **9/7/2021**

Approved:

Site Address: **210 BANK ST**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53188**

Status: **UNDER REVIEW**

Applicant: **Michael Weiss**

Parent Project:

Owner: **WAUKESHA LOAN**

Contractor: **<NONE>**

Details:

PC21-0103

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
9/8/2021	9/20/2021	9/21/2021	Erosion Control	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes

Notes:

- Fill-in existing zoning land use line on erosion control plan per Development Handbook.
- Correct missing reference under general notes of erosion control plan (currently says "see sheet XXX")
- Add additional stone tracking pads at Brehm St and Bank St access points (from E Saint Paul Ave or NW Barstow St).
- Add a sediment trap to erosion control plan per WDNR technical standard 1063. Reference the standard in the plans and add information as needed to show compliance with the WDNR design criteria.
- Add linetype / linework to outline limits of disturbance on erosion control plan and overall grading plan.
- Per CH 32.09.2.B.xiv; include anticipated timelines / dates in the construction sequence to provide adequate estimated starting date of each activity as described in the ordinance:
 - "Detailed construction notes clearly explaining all necessary
 - procedures to be followed to properly implement the plan,
 - including estimated starting date of grading, timing and sequence
 - of construction or demolition, any construction stages or phases,
 - utility installation, dewatering plans, refuse disposal, inspection
 - requirements, and the installation, use, and maintenance of BMP(s)
 - proposed in the plan".
- Per CH 32(c)4: Locate soil stockpiles away from channelize flow and no closer than 25 feet from roads, ditches, lakes, stream, ponds, wetlands or environmental corridors, unless otherwise approved by the Authority. Control sediment from soil stockpiles. Any soil stockpile that remains for more than 7 days shall be stabilized. Revise erosion control plan to notify contractor of restriction regarding proximity of temporary stockpiles in relation to the Fox River and add temporary stabilization timeframe as noted above.
- Per CH 32(d)1.C: An erosion and sediment control plan shall contain the name, address, and daytime phone number of the person(s) charged with installing and maintaining all BMPS(s). Please include this information on the plans.
- Include documentation with WDNR and/or any investigative reports regarding existing contaminated soils on-site to show appropriate coordination and action was taken to address any required permitting through WDNR.

Project Reviews

City of Waukesha

9/8/2021	9/29/2021	9/21/2021	Sanitary Sewer	Chris Langemak	REVIEW COMPLETE	See comments
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Notes:

1. 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)
- 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

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.

9/8/2021	9/20/2021	9/21/2021	Storm Sewer	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
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Notes:

1. Televising existing storm sewer just downstream of where proposed storm sewer ties into existing storm sewer system (various locations throughout plans). Please provide televising video(s) to City for review and approval. If existing storm sewer maintenance is needed, then the lateral improvements may need to be included as part of this project.
2. It is unclear if any part of the existing storm sewer line NE of proposed STM CB1 is to remain or it is being removed entirely. The erosion control plan shows removal between the 2 upstream inlets only but the utility plan lists only a SW invert for proposed STM CB1. Clarify what is proposed for the existing line immediately NE of STM CB1.
3. Existing pipe that runs NE from STM MH2: also unclear if being removed. Please clarify in plans.
4. Where does STM CB1 ultimately drain to? What appears to be the downstream existing storm manhole does not have any labels. Add RIM and invert information to downstream manhole. Repeat for the manhole that is south-west from STM MH2, and the existing STM CB that is located south of the eastern-most proposed building. Apply throughout plans.
5. Send referenced drawings to back so it is easier to see storm sewer removals and other proposed work.

Project Reviews

City of Waukesha

9/8/2021	9/20/2021	9/21/2021	Stormwater	KRISTIAN NYSOME	ADDITIONAL INFO REQUIRED	See notes
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Notes:

- SWMP states that underdrains are proposed for the permeable pavements. Show proposed underdrains on C402.
- SWMP states that a 6" drain tile (in the permeable pavement) will direct storm water to a proposed manhole that connects to existing storm sewer looking at the plans it is unclear what length(s) or and what path the drain tile is proposed to take and to which manhole it will connect to. Provide additional detail for clarification.
- See "construction practices" section of WDNR Technical Standard 1008 and include language in plans as applicable.
- Include location of contaminated soils on plans.
- Provide consistency between the SWMP and the drawings, regarding gravel storage depth proposed (see C402).
- SWMP page 4 states drain tile is set at an elevation of 29.34". Correct the units.
- Attach geotechnical report to Appendix A.
- C402 attached to SWMP is inconsistent with C402 attached on plan set. Please correct.
- Looking at SW 2.0 of SWMP (Post-Development Conditions); which drainage area is the area surrounding Roof Area 3 a part of? Clarify on exhibit.
- Include cost estimate for the construction, operation, and maintenance of each Storm Water Management practice per Development Handbook.
- Include porous pavement on grading plan legend.
- Include ADA Curb Ramp details per WISDOT.
- Include existing vs proposed floodplain exhibit and data in stormwater management plan.
- Show proposed flow arrows/paths on grading plans.
- Per Development Handbook and CH 32, provide drainage exhibits / calculations for existing site and proposed storm sewers that show the pre and post-developed runoff coefficients, drainage basin delineations, outfall locations, and pipe sizing data. Include these in the required stormwater management plan.
- Utility plan references sheet C203 for roadway storm sewer but that sheet appears to have been dropped in this submittal? Provide additional information for roadway storm sewer.
- Show locations and species of existing trees in the tree survey per City Erosion Control Ordinance.
- Show locations of proposed ADA parking stalls. Include table with total number of parking stalls and number of ADA stalls on site plan. Include information as needed to show ADA requirements are met such as proposed spot grades, proposed pavement markings, signage callout and detail(s), etc.
- Looking at proposed curb flow line elevation of 30.50 FL, just northeast / around the curb radius from proposed storm CB2; this appears to be a low point without an inlet? Revise grading plans to eliminate ponding at low points.
- Show match elevations at work-limits near Barstow St and W St Paul Ave.
- Call-out material and size of existing storm sewer being connected to by proposed storm sewer (at tie-in points) per Development Handbook.

9/8/2021	9/17/2021	9/21/2021	Street Lighting	JEFF HERNKE	REVIEW COMPLETE	see notes
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Notes:

- City street lighting will need to be extended from Barstow to St Paul in the street reconstruction. Follow City Standards. Decorative Post Top lighting units will be required, must match existing on Barstow, no equals.
- City fiber conduit will need to be extended from Barstow to the intersection of Brehm and Bank.
- City of Waukesha Engineering Division must approve all plans and materials prior to construction. The same department will conduct inspections.
- During the Barstow reconstruction, facilities were extended for fiber and street lighting on Bank Street for future.
- Please contact Jeffrey Hernke, 262-524-3592 jhernke@waukesha-wi.gov for questions related to fiber and street lighting.

9/8/2021	9/27/2021	9/21/2021	Traffic	Michael Grulke	REVIEW COMPLETE	No Comments
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Notes:

9/8/2021		9/21/2021	Wastewater Quality	TIM YOUNG		
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Project Reviews

City of Waukesha

Review Group: AUTO

9/7/2021	9/23/2021	9/30/2021	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
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Notes:
No comments at this time

9/7/2021		9/21/2021	Fire	Brian Charlesworth		
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Project Reviews

City of Waukesha

9/7/2021	9/22/2021	9/21/2021	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
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Notes:

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
 - c. DNR Chapter 30 permit, if applicable.
 - d. Wetland delineation concurrence
 - e. City of Waukesha – Engineering Division Construction Permit if working in right of way
 - f. City and FEMA floodplain filling submittals

2. Additional required submittals, fees, financial guaranties include:
 - a. Easements, if applicable: Storm Water Facility Maintenance Easement, Cross -access easement
 - b. A Developers Agreement will need to be prepared by the City, and approved prior to the start of construction.
 - c. Impact fees
 - d. Letter of credits
 - e. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.

3. 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 Plat should be updated to reflect the needed changes.
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.

Site Plan

1. Show floodplain lines and portion of building to be located in the floodplain.
2. A Certified Survey Map is needed to combine existing parcels, create lot to be conveyed for City Park, and dedicate City right of way.
3. Provide copy of geotechnical report to City. The City will inherit the legal and financial obligations to deal with the contaminated waste.
4. Label ADA access route from public sidewalk to building.
5. A sidewalk is proposed by Developer on adjoining parcel owned by the Bank.
6. Provide written utility approval to place public sidewalk on private property within utility right of way along E. St. Paul Avenue, if applicable.
7. need easement for storm pipe through park
8. Need access easement to access park. City to not plow or maintain easement, or public parking spots. Include time to plow by, and plowing fee requirements.
9. Developer to do general park site prep; rough grade; haul out asphalt or add clay cap if required by DNR; how will haul out of material be regulated by DNR.
10. Stub out utilities for park building;
11. Show 20 ft x 20 ft vision corner easements at intersections of public right of ways.
12. Prepare ALTA Survey. The accuracy of the lot lines shown and presence of existing easements being shown is not known.
13. Street plan and profiles are needed for Bank and Brehm St.
14. Label the floodway line on both sides of the Fox River.
15. The floodplain lines should be shown with elevations more clearly labeled on the development site.
16. Minimal floodplain information is shown. A narrative should be submitted and floodplain exhibit showing how the Floodplain Ordinance will be addressed at the different locations.
17. The geotechnical report should be submitted including locations of existing contaminated soils.
18. The use of pervious pavement in an area of contaminated soils does not appear to be a good idea. The surrounding contaminated soils will be flushed with water and pushing that contaminants in the surrounding soils into the river. An underground water quality device may be a better idea.

9/7/2021		9/21/2021	Parks	Melissa Lipska		
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Project Reviews

City of Waukesha

9/7/2021		9/21/2021	Planning	Jeff Fortin		
Notes:						
9/7/2021		9/21/2021	Planning Commission	Unassigned		
Notes:						
9/7/2021	10/1/2021	9/21/2021	Water Utility	Chris Walters	UNDER REVIEW	See comments
Notes:						
<p>1) 175 feet of water main on Brehm Street is from 1909 and needs to be relayed.</p> <p>2) Extending water main west to Madison will likely be required to provide sufficient and redundant service to the proposed development.</p> <p>3) All water service taps will be performed by Waukesha Water Utility. Contractor shall provide excavation, trench shoring, means of lowering tapping machine, traffic control, and restoration.</p> <p>4) All existing water valves can only be operated by Waukesha Water Utility.</p>						