

November 12, 2020

Jennifer Andrews
Director of Community Development
City of Waukesha
201 Delafield Street
Waukesha, WI 53188

Subject: Waukesha Water Utility Booster Pumping Station and Water Tower – Plan Commission
Preliminary Review

Dear Ms. Andrews:

This letter is to inform the City of Waukesha (City), that the Waukesha Water Utility (WWU) intends to build a Booster Pump Station and Water Tower at a division of that part of the Northwest 1/4 of the Southeast 1/4, the Southwest 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Southeast 1/4 of Section 1, the Northeast 1/4 of Section 12 Township 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin. Rezoning for this property will be necessary to develop the site for use as the Booster Pumping Station (BPS) and Water Tower (WT). As a part of the development, we are required to request a preliminary review of the Plan Commission for this property. We believe that the development complies with the 2019 edition of the City of Waukesha Development Handbook and request preliminary review of the enclosed Application for Development Review. This submittal includes the following applications:

- Application for Development Review – Preliminary Site and Architectural Plan Review
 - Attachment A – Application for Development Review Checklist
 - Attachment B – Engineering Plan Checklist
 - Attachment C – Site Grading and Drainage Plan Checklist
 - Attachment D – Stormwater Management Plan Review Checklist
 - Attachment H – Sewer Plan Review Checklist
- Application for Stormwater Management and Erosion Control

WWU formed the Great Water Alliance (Program) to transition the City's water supply from groundwater to Lake Michigan water at a net zero water balance with the Lake Michigan watershed. To facilitate the implementation of the Program, it will be necessary to construct a BPS and WT at the aforementioned site. The site will include the following:

- Reservoirs for water storage pumped from the City of Milwaukee
- BPS to convey water to the WT and/or the WWU distribution system
- WT to provide storage and maintain pressure in the WWU distribution system

Enclosed with this letter are the complete set of 95% Contract Drawings for the BPS and WT along with the following supplemental information:

- Site Plan
 - Existing: Contract Package 3 Drawings BC1, BC2, and BC3
 - Proposed: Contract Package 3 Drawings BC8, BC10, BC11, BC12, and BC13

- Architectural Plan
 - Contract Package 3 Drawings BA8, BA9, BA10, and BA11
 - Contract Package 3A Drawing G2
 - Color perspective renderings as viewed from East Broadway Street
- Grading Plan
 - Existing: Contract Package 3 Drawings BC1, BC2, and BC3
 - Proposed: Contract Package 3 Drawings BC8, BC9, BC10, BC11, BC12, and BC13
- Landscape Plans
 - Existing: Contract Package 3 Drawings BC1, BC2, and BC3
 - Proposed: Contract Package 3 Drawings BC22, BC23, BC24, and BC25
- Utility Plans
 - Existing: Contract Package 3 Drawing BC3
 - Proposed: Contract Package 3 Drawings BC4, BC14, and BE1
Contract Package 3A Drawing C1
- Geotechnical Report, Contract Package 3 and 3A, Booster Pumping Station and Water Tower, Waukesha, WI, prepared by PSI, dated September, 2020
- Stormwater Management Plan: Booster Pumping Station and Water Tower, Waukesha, WI prepared by Graef, dated October 2020
- Color perspective renderings
- Certified Survey Map
- US Army Corps of Engineers 404 permit
- Liability Clarification and "No Action Required" Determination letter from WDNR
- Environmental Impact Statement letter from Public Service Commission of Wisconsin

The BPS and WT will not place an unreasonable burden on the ability of the City to provide services such as sewer disposal, water supply, electricity supply, natural gas supply, schools, police protection, fire protection, and transportation. A connection to the existing sanitary will be made at an existing manhole (MH 5389) located on Rempe Drive south of E Broadway. Police and fire protection for the new building is anticipated from the City.

Construction activities will include excavation, jacking and boring, grading, installation of new infrastructure, and site restoration. Conventional construction equipment will be used to facilitate construction activities. The Project duration will be approximately two and a half years and is scheduled to begin in mid-2021 pending regulatory approval.

Site Plan

The attached site plan drawings (see Contract Package 3 Drawings BC8, BC10, BC11, BC12, and BC13) satisfy requirements of the City of Waukesha Development Handbook. The contours are provided in Wisconsin State Plane Coordinate System South Zone, NAD27 (horizontal) and National Geodetic Vertical Datum of 1929 (NGVD29) (vertical) in order to use the same coordinate as the rest of the Great Water Alliance, which includes infrastructure in Milwaukee and Waukesha Counties.

Architectural Plan

To maintain the character of the site, the proposed BPS architectural element matches other WWU facilities within the City as shown on the attached architectural plan drawings (see Contract Package 3 Drawings BA8, BA9, BA10 and BA11; Contract Package 3A Drawing G2). The attached rendering shows the proposed BPS and WT from E Broadway. Additional trees will be located along the south, west, and north property lines as shown on the attached rendering to provide screening of the site and buildings.

Site Grading and Drainage Plan

The total disturbed surface area for the Project is 16.97 acres, which is greater than 1.0 acre, resulting in the requirement for an Application for Stormwater Management and Erosion Control. The Project will not cause unreasonable soil erosion or have unreasonable adverse effect on rare or irreplaceable natural areas. Sediment control measures will be in place prior to ground disturbing activities and shall be maintained until the potential for erosion has been eliminated (see Contract Package 3 Drawings BC9, BC9, BC10, BC11, BC12, and BC13). A Stormwater Pollution Prevention Plan (SWPPP) will be developed that meets all State and Local ordinances, and will be available at all times on-site during construction. The contractor will be required to comply with the plan. Sediment control measures include silt fence around the limits of construction and inlet protection on E Broadway.

Landscaping and Restoration Plan

The attached Landscape and Restoration Plan (see Contract Package 3 Drawings BC22, BC23, BC24 and BC25) shows the finished property grade and vegetative cover. Per input from Community Development staff, additional landscaping is shown along the west and northern property lines to provide screening. The proposed landscaping for the property will be native grasses, shrubs, and trees.

Stormwater Management

The proposed BPS and WT site improvements include the construction of the new BPS, two water reservoirs, the WT, site improvements including an access drive, parking area, and stormwater management system. Per the 2019 Waukesha City Code Book Chapter 32.06(b), a storm water permit and storm water management plan are required if the following apply:

	Does it apply to the BPS & WT site?
Is a subdivision plat	No
Results in the addition of 0.5 acres or greater of impervious surfaces	Yes
Involves the construction of any new public or private roads	Yes
Disturbs a total land surface area of one acre or more	Yes
Likely to cause adverse impacts to environmentally sensitive areas or other properties	No

Rezoning

WWU is seeking a rezoning petition to rezone the property from Zoning Districts Temporary T-1 and Park P-1 to Zoning District Institutional I-1 with a Conditional Use Permit allowing the planned reservoirs and water tank to

exceed 40 feet in height. While the petitioned zoning change for the property will deviate from the Park P-1 Zoning to Institutional I-1, it is generally consistent with the City of Waukesha Comprehensive Plan and the Zoning Ordinance for the area. The BPS and WT are not expected to impact or deter the use of adjacent properties consistent with the City of Waukesha Comprehensive Plan and the Zoning Ordinance.

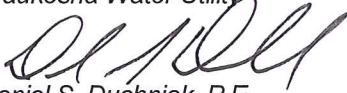
The proposed rezoning is not an illegal spot zoning, and is the minimum action necessary to accomplish the intent of the project.

Summary

WWU respectfully requests your review of the information above and supporting documents. WWU understands the application fee is \$3,350.00 (which includes a \$2,320.00 Preliminary Site Plan Review developer, \$630.00 Rezoning and/or Land Use Plan Amendment, and a \$400.00 Application for Stormwater Management and Erosion Control permit fee). A check in the amount of \$3,350.00 will be submitted under separate cover. If you have any questions or concerns, please feel free to contact me at (262) 409-4440 or Catharine Richardson at Greeley and Hansen at (262) 290-2254 or crichardson@greeley-hansen.com.

Yours very truly,

Waukesha Water Utility



Daniel S. Duchniak, P.E.

General Manager, Waukesha Water Utility

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- Encl. (1): Application for Development Review
(2): Attachment A - Application for Development Review Checklist
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(5): Attachment D – Stormwater Management Plan Checklist
(6): Attachment H - Sewer Plan Review Checklist
(7): Application for Stormwater Management and Erosion Control
(8): Complete Set 95% Contract Package 3 and 3A Drawings
(9): Geotechnical Report and Boring Logs
(10): Stormwater Management Plan
(11): Color perspective renderings
(12): Certified Survey Map
(13): US Army Corps of Engineers 404 permit
(14): Liability Clarification and “No Action Required” Determination letter from WDNR
(15): Environmental Impact Statement letter from Public Service Commission of Wisconsin

C: File;

Kelly Zylstra, P.E., Waukesha Water Utility

Catherine Richardson, P.E., ENV SP, Great Water Alliance