



Partnership

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13 May 2020

Doug Koehler
City of Waukesha
201 Delafield Street
Suite 200
Waukesha, WI 53188

Re: Ascension Wisconsin Hospital - Waukesha
City #: SPAR20-00016
PWP #: 218-097

Dear Mr Koehler:

This serves as a response to the review comments returned to our office for the above referenced project. The responses will hopefully allow you to better understand our intentions to comply with all applicable standards required by local authorities having jurisdiction and for review in the approval of the proposed community hospital.

Storm Sewer Comments

1. All sewers shall be designed to meet the requirements for private sewer systems. Sanitary sewers shall be leak free and designed to reduce maintenance needs. It is recommended to review the City's development standards for additional information.

Response: Confirmed.

2. 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:
 - a. Rim/cover elevation
 - b. Invert elevation
 - c. Distances
 - d. Slopes
 - e. Materials
 - f. Contractor
 - g. Installation dates (month and year completed)
 - h. Any notes related to major field changes (ie additional/deleted structures, etc)
 - i. Autocad drawing for importing into GIS
 - j. Signed and sealed by professional engineer or registered land surveyor

Response: Confirmed. A record drawing will be provided to the city.

Stormwater Comments

1. The proposed site storm storm will have a tailwater condition. This condition should be taken into account in the storm sewer analysis.

Response: We've analyzed the storm system given the latest information from Jahnke & Jahnke and our storm sewer system should be fine given their tailwater elevations. The 100-year peak elevation in their pond is 29.00 and our lowest rim elevation is 30.26 so the pond will NOT cause water to backflow out of the inlets and we do not have to resize our system.

General Engineering

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.
 - a. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
 - b. Wisconsin DNR NOI,
 - c. State of Wisconsin Private sanitary sewer approval-Private streets

Response: Confirmed.

2. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
 - a. Signage Plan
 - b. Impact fees
 - c. Letter of credits
 - d. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
 - e. Sewer assessments, if applicable.

Response: Confirmed.

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 facilities need to be changed as a result of the approved construction drawings, the drawing should be updated to reflect the needed changes.

Response: Confirmed.

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.

Response: Noted, all documents for Permit will include the seal and signature of the design professionals.

5. Show proposed and existing easements on site plan.

Response: Proposed and existing easements are located on the civil site plans.

6. Provide location for CBU mailbox structure. Confirm with post office for location of CBU mailbox.

Response: The CBU mailbox will be located inside the MOB Lobby. See the First Floor Plan A-111 for exact location.

7. No building permits will be issued for this site until the overall regional general development items are completed including, but not limited to: collecting all letter of credits, overall storm water management plan completed and approved, CSM recorded, all easements and storm water maintenance agreements recorded.

Response: Noted, confirmed.

Planning Comments

1. Additional architectural detailing is needed on the tower feature at the ne corner of the building, and along the north elevation lower wall. Awning over service doors

Response: Additional architectural detailing has been provided on the northeast corner of the stair tower and below the high windows in the Emergency Department Exam rooms. One awning has been provided for the two services doors (stairs and mechanical room). Please see the perspectives on sheet A-220 and A-221 along with the elevations on sheets A-200 and A-201.

2. Floor plans should be included in the architectural set.

Response: Please see the attached sheets A-111 and A-112 for the First Floor Plan and the Second Floor Plan.

3. Catalog cuts of all exterior lighting features are needed and should be shown elevations. Details for parking lot lights, including base and pole heights are needed.

Response: Please see detail 12 on S-401 for the light pole base detail. Please see the attached C2, G, and R1 light fixture cutsheets. R1 =light pole fixture, C2 = recessed can lights under canopies, and G = direct indirect wall mounted light fixtures.

4. Landscape island shall occupy at least 5 percent of parking area, please provide calculation.

Response: The total parking area is 94,992 square feet and the interior island area is 9,633 square feet. The interior island percentage is equal to 10.1% of the parking area.



5. Consider a pedestrian access form Sunset Drive to medical office entrance.

Response: The pedestrian access from Sunset Drive to the medical office entrance was considered. We experienced a couple of challenges during this exercise and are not able to provide additional pedestrian access at this time due to onsite operations, utility berm relocations, and development parking requirements.

Sincerely,

A handwritten signature in black ink, appearing to read "Luke Christen".

Luke Christen
Associate Partner

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