



DEPARTMENT OF PUBLIC WORKS

Fred Abadi, PhD, PE, Director

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ENGINEERING COMMENTS FOR PLAN COMMISSION AGENDA Wednesday September 10, 2014

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#14-0980 Minutes for the Meeting of August 27, 2014.
- V. Business Items

PC14 -0105 Hy-Tec Coatings, 1415 Ellis Street - Final Site Plan & Architectural Review

General

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.
 - b. The Plat of Survey shows two existing parcels. Please confirm this lot line location is correct. The existing building and proposed addition are shown to cross the lot lines. A Certified Survey Map (CSM) should be prepared to combine the two lots if there are indeed two parcels.
 - c. Permits needed for the project will include:
 - i. City of Waukesha Storm Water/Erosion Control permit.
 - ii. City Construction Permit.
 - iii. If applicable, Wisconsin Department of Natural Resources NR 216 Notice of Intent permit

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Parking Supervisor
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☐ **WASTEWATER TREATMENT PLANT**
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☐ **WAUKESHA METRO TRANSIT**
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2. 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.

Sheet 1 of 6 Existing Site Plan

1. An existing storm sewer line is shown under the building and discharging to a public storm sewer on the north side of Ellis Street. Provide written confirmation that this pipe is a private storm sewer pipe within the private lot area.

Sheet 2 of 6 Demolition Plan

1. If the storm sewer pipe is relocated to not be under the building, the pipe could be abandoned and filled with flow able fill.

Grading and Erosion Control Plan Sheet 3 of 6

1. Review if the proposed contours can redirect the runoff being directed towards the back of the building to the west and north around the building to provide an over land flow path.

Utility Plan Sheet 4 of 6

1. An existing storm sewer line is shown under the building and discharging to a public storm sewer on the north side of Ellis Street. The Applicant should consider relocating the pipe around the building if possible.
2. 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 need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.
3. Specifications for connecting to the City's catch basin should be added to the Plan, including but not limited to bedding stone, backfill, pipe, coring, etc. Storm sewer pipe in the public right-of-way should be reinforced concrete pipe (RCP).
4. The specification notes should list 6" sanitary sewer lateral instead of 4".
5. The sanitary sewer line along the east side of the building continues south from the last manhole shown. The plan should be updated to show this pipe.
6. A second sanitary sewer lateral is proposed for this building. The City typically only allows one sanitary sewer lateral per building if the design allows. Please confirm if one lateral can be used.

Construction Details Sheet 5 of 6

1. The construction sequence lists as #4-Construct building addition, and #5 Install sanitary sewer and storm sewer. The utility plan states that the location of the sanitary lateral is unknown. The order of these completing these items should be reviewed.

Sheet 6 of 6 Plat of Survey

1. The Plat of Survey shows two existing parcels. Please confirm this lot line location is correct. The existing building and proposed addition are shown to cross the lot lines. A Certified Survey Map (CSM) should be prepared to combine the two lots if there are indeed two parcels.
2. The description for Parcel 2 does not close to the point of beginning because it contains a missing distance in Line 7. A corrected legal description should be provided.
3. Parcel 1 shows a 20 foot wide sanitary sewer and drainage easement. The document number for this easement should be added to the Plat of Survey. A copy of the document should be sent to the City for filing.

PC14 -0106 Futura II (Griffin Ford), 1940 E. Main Street - Certified Survey Map

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.
2. This Certified Survey Map (CSM) is being resubmitted for approval because the previously approved version was not recorded within the time limits required by the Wisconsin State Statute 236.34.
3. Wisconsin State Statute 236.20(2)(a) as referenced by 236.34(1)(a): The legal description should include the full exterior boundary of the land surveyed and divided. The portion dedicated to the public should also be included in the legal description.
4. Wisconsin State Statute 236.20(2)(c) as referenced by 236.34(1)(a): The length and bearing of the exterior boundaries and block should be shown. No bearings or distances are shown along the south line of the portion dedicated to the public.
5. The Corporate Owner's Certificate should include the words "and dedicated" after "and mapped," on Line 3 because the Certified Survey Map is dedicating right-of-way to the City of Waukesha.

PC14-0103 Boucher Imports Waukesha, 1537 E. Moreland Blvd. - Final Site Plan & Architectural Review

General

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. Erosion Control Plan per Waukesha Ordinance Chapter 32.09(c). If over 3,000 square feet of disturbance is proposed, a Storm Water Permit is needed.
 - c. 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.
 - d. 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 need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.
2. 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.

Sheet SD 1.0

1. Employee parking signage should be should be provided.
2. The existing sanitary sewer lateral location should be shown.
3. Existing on site easements should be shown.
4. Proposed concrete stairs are shown. Spot grades should be added on a detail drawing.
5. The disturbance limits should be shown and a calculation provided on the plan. There appears to be new stairs and a dumpster pad.

PC14-0102 330 Apartment Conversion, 330 Wisconsin Avenue - Conditional Use

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

ID#14-0889 Zoning Code Modification - Repeal Section 22.56(2) - Setback Averaging

1. No comments.

ID#14-0979 Plan Commission Information