

Project Reviews City of Waukesha

Pinnacle Engineering Group Response 7-29-24

Project Number: **SPAR24-00023**

Description: **130 Delafield St - Preliminary SPAR**

Applied: **5/16/2024**

Approved:

Site Address: **130 DELAFIELD ST**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **Mandel Group, Inc.**

Parent Project:

Owner: **CITY OF WAUKESHA**

Contractor: **<NONE>**

Details:

All PEG responses in RED.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
5/17/2024	5/28/2024	5/31/2024	EROSION CONTROL	Cali Bonie	REVIEW COMPLETE	See comments
Notes: 1. Show proposed location of tracking pad, silt fence, inlet protection, and other EC measures All EC has been added to the plans with relevant details. 2. Show location of any riprap or erosion mat Now shown on the plans. 3. show design of rain garden, including plant selections The rain garden detail has been added and updated. The plantings are depicted on the landscape plan.						
5/17/2024	6/4/2024	5/31/2024	SANITARY SEWER	Chris Langemak	REVIEW COMPLETE	See comments

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Notes:

1. Any existing sanitary laterals to Delafield St not being used shall be abandoned at the main. This may be accomplished by lining by installing a segmental cured-in-place liner over the connections.

This is noted on the plans.

2. Existing laterals shown to be reused shall be televised to verify the condition. Any defects shall be corrected prior to use.

This is noted on the plans.

3. 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.

This is noted on the plans.

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.

A video of the completed sanitary lateral from the building to the mainline sewer shall be submitted to the Engineering Division.

This is noted on the plans.

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5/17/2024	5/31/2024	5/31/2024	STORM SEWER	Jonathan Schapekahm	REVIEW COMPLETE	See comments
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Notes:

1. While the DNR exempts redevelopment sites from peak discharge and infiltration requirements, the City does not. Per Municipal Code 32.10.d.1, the calculated post-development peak storm water discharge rate shall not exceed the calculated pre-development discharge rates for the 1-year, 2-year, 10-year, and 100-year, 24-hour design storms. Municipal Code 32.10.d.3 does not contain an exemption from infiltration for redevelopment sites.
The stormwater report has been updated to show that there is no increase in the peak flows since there is no increase in impervious area. No exemption is being requested for peak flows. The report has also been updated to cite the exemption for clay soils instead of redevelopment sites.
2. A stormwater maintenance agreement will be required for the site BMPs. The city can provide a sample document.
A draft SWMA has been provided in the resubmittal.
3. Application for review and checklists submitted are outdated. Up to date forms may be found at: <https://www.waukesha-wi.gov/government/departments/application-for-plan-commission.php>
Updated forms have been included in the resubmittal.

5/17/2024	5/21/2024	5/31/2024	STREET DESIGN	Craig Ausen	REVIEW COMPLETE	
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Notes:

Provide a minimum of a 1 ft sidewalk easement for future maintenance
Agreed, but documentation will be provided at a later date.

Panel replacement in City ROW will be reviewed and marked by Engineering staff
Noted on the demolitions plan.

5/17/2024	5/21/2024	5/31/2024	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	See notes
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Notes:

1. Developer/Owner to pay for all fiber and street light utility relocation. Contractor must follow city specifications. City representative / inspector must be on site for all relocations.
Agreed
2. Any questions, please contact Jeffrey Hernke jhernke@waukesha-wi.gov

5/17/2024	5/30/2024	5/31/2024	TRAFFIC	DERRIN WOLFORD	REVIEW COMPLETE	See notes
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Notes:

1. A median shall be installed along Delafield Street from south of the southeastbound channelized right turn from North Street to 150' in the northern direction.
Shown on the Roadway Improvement Plan
2. A median shall be installed along Madison Street to restrict the right-in/right-out movement of that driveway without inhibiting the driveway access for the residents on the west side of the road. Need to show the driveway locations on the west side of Madison Street in order to place the median most appropriately.
Shown on the Roadway Improvement Plan
3. Shall provide fire truck turning templates for all movements through the intersection of North/Madison/Delafield with the introduction of the medians as to not obstruct the turning paths of the fire trucks.
Provided previously
4. Create a pavement plan sheet for the new medians along with all the other pavement work within the city right-of-way.
Agreed. Details will be added once design is agreed to with City staff.
5. Create a signing plan to show relocation of signs being impacted along with additional signing needed because of the medians. Will need to include a no u-turn sign at the northern end of the median on Delafield Street for northbound traffic. Will need to include a no u-turn sign at the southeast end of the median on Madison Street for southeastbound traffic.
Agreed. Will work on details with City staff.
6. Create a pavement marking plan. Noses of the medians shall be painted. Any pavement markings damaged during construction shall be remediated at developer's expense.
Agreed. Will work on details with City staff.

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7. Create a northbound left turn lane into the main driveway based upon the current TIA's recommendations.

Shown on the Roadway Improvement Plan

8. Need an updated TIA as additional comments may be required based upon the final report.

Please clarify what additional revisions are required to the TIA, if any, at this time.

5/17/2024	5/17/2024	5/31/2024	WASTEWATER QUALITY	TIM YOUNG	REVIEW COMPLETE	No comments
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Notes:

5/17/2024	5/29/2024	5/31/2024	ENGINEERING CONSTRUCTION	Mathew Vincent	REVIEW COMPLETE	No comments
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Notes:

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Review Group: AUTO

5/16/2024	5/17/2024	6/5/2024	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
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Notes:

5/16/2024		5/30/2024	Fire	Brian Charlesworth		
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Notes:

5/16/2024	5/31/2024	5/30/2024	General Engineering	DERRIN WOLFORD	REVIEW COMPLETE	See notes
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Notes:
See the attachment from Ayres Associates regarding additional review comments for general comments, stormwater management plan, site, grading, drainage, general engineering, engineering plan checklist, and site, grading and drainage plan conditional use permit checklist.

Noted and responded to accordingly.

5/16/2024		5/30/2024	Parks	Melissa Lipska		
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Notes:

5/16/2024	6/5/2024	5/30/2024	Planning	Doug Koehler	REVIEW COMPLETE	
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Notes:

- Landscape plan will need to be in color.
Provided
- Elevations should share more materials. Too much white on the south building. Use materials to divide massing on north building.
- Add glass to common areas for more transparency on the building.
- What is the division between common space and private space in front of units on the plaza of the north building. railing details for both buildings.
- Site and exterior building lighting details are required.
Provided
- HVAC equipment should be shown on plans and screened appropriately.
- Transformers should be located and site and landscape plans.
Shown but note these are approximate until WE Energies approves.
- Include view of roof tops from neighborhood to the rear.

5/16/2024		5/30/2024	Planning Commission	Unassigned		
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Notes:

5/16/2024	5/21/2024	5/30/2024	Water Utility	Chris Walters	UNDER REVIEW	See comments
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Notes:

- The existing water service(s) must be abandoned properly but cut and capping at the existing water main.
Noted on the utility plan
- A new water service application must be submitted for each new water service. This can be obtained and submitted via email to Tom Krause at tkrause@waukesha-water.com
Understood
- Upon approval, the service tap(s) must be installed by Waukesha Water Utility. Contractor is responsible for excavation and shoring of the trench, as well as traffic control, all restoration, and a means for lowering the tapping machine. Tap fees must be paid prior to the work.
Noted on the plans.

July 19, 2024

Mr. Brandon Schwenn, PE
Deputy Director/City Engineer
City of Waukesha – Department of Public Works
201 Delafield Street
Waukesha, WI 53188

Re: Mandel Delafield Street Apartments
Preliminary Site Plan and Storm Water Management Review

Dear: Mr. Schwenn:

We received the plan review comment from Ayres & Associates dated May 29th and offer the following response along with the updated plans and supporting documentation for your review. **Responses are noted in bold.**

General Comments:

1. Plans not signed and sealed by professional engineer.
The final plans will be stamped once they are approved to avoid any non approved stamped copies from being circulated accidentally.
2. Plans do not include a cover sheet with the required notes from the Development Handbook and does not include benchmarks. Also notes from the checklist are not included on the plans.
A cover sheet is not included because the civil plans will be inserted into the overall architectural plan set and cannot include a second cover sheet. Supplemental information has been added to the plans.
3. The following items were not included:
 - a. Permit Application Form, including contact information for landowner, developer, land operator, certified project engineering, responsible party for installation of stormwater management practices.
Now provided
 - b. Legal Description of proposed development.
This will be provided once the CSM is recorded which will combine the parcels and accomplish the land swap.
 - c. Storm Water Management Maintenance Agreement, to be included with the Storm Water Management Plan.
Now provided
4. A financial guarantee is a project requirement.
To be provided by the developer as part of the development agreement.
5. Plans are not scalable on an 11"x17".
A scalable set of 24x36" drawings will be provided upon request once the plans are approved. The full size drawings are 36"x48" to match the architectural plan set.

6. The site grading plan lacks detail for a complete review.
This was a preliminary submittal. The final plan is now provided.
7. Water services should show valve locations and a restoration plan. Water utility review of water services should be obtained. **Noted on the plans. The City has provided a separate water review which has been addressed.**

Stormwater Management Plan:

1. The applicant cites that the project is exempt from storm water quantity and infiltration, but the exemption has not been identified. Our review is that the project is not exempt.
This has been corrected and stated properly.
2. Compliance with the City's storm water quantity control and infiltration requirements is not satisfied.
The site is exempt based on the soils which contain mixed silt and clay layers. This is now documented in the report.
3. Provide pervious and impervious areas and modeling inputs for review.
Included in the SWMP
4. Clarify how the site is labeled as 5.25 acres, and the sum of land use areas in WinSLAMM input is 2.64 acres. On the storm sewer computations for Mandel Delafield Street Development, the total individual area of drainage area is 3.89 Acres. In the architectural review cover letter, the site is described as 5.04 acres. Clarify the discrepancies.
The site is 5.0 acres. The 5.25 has been corrected. The SLAMM model does not model the entire site since the requirement is to remove 40% TSS from only the pavement areas, so roof and non treated grass areas are not included. However, some offsite area is included to ensure the bioretention functionality is as accurate as possible. This methodology is in accordance with DNR standards for SLAMM modeling.
5. Calculations of available capacity, proportional share, and proposed utilized capacity under all design storms shall be included in the Storm Water Management Plan.
There is no increase in runoff from the site since the impervious area is not changing. Therefore, the site's contribution to the downstream conveyance facilities remains unchanged.
6. In the report under summary of results, NR 151.12(1c) is cited as the reason for project exemption from stormwater infiltration and peak discharge requirements. There is no NR 151.12(1c). Please cite the correct code reference and explain exemption reasoning.
This has been corrected. No exemption for peak flow reduction is requested since peak flows are not increasing and the ordinance is met. An infiltration exemption is requested due to the clayey soils.
7. The biofilter control practice in WinSLAMM input shows 1900 SF top area and 630 SF bottom area. Scaling of the plan appears to not match the WinSLAMM inputs.
The numbers in SLAMM are correct and match the contours areas in CAD exactly. However, the spillway for the bioretention was incorrectly entered at 5.4 instead of 4.4. The table in the report was also outdated as it did not include the south catch basin. This has been corrected and the model rerun. The result is that the design still achieves 40% TSS removal.
8. What is the purpose of the 1 Acre "other device" used in WinSLAMM that the offsite and

nonpaved to rain garden goes through before reaching the rain garden?

DNR modeling standards require that all areas that are tributary to the device be included in the model to model the devices functionality as accurately as possible. However, pollutants from the areas that are not required to be treated are to be removed from the TSS results. This is done with the Other Device, which keep the runoff flow in the model but removes the TSS from the non required area from the results.

9. The fraction of area served by catch basins in WinSLAMM is shown as 1.0 acre, but the area to the catch basin based on the proposed hydrology exhibit is 1.5 acres.

The fractional area is 1.0 meaning 100% of the area. It's not acres, it's percentage.

10. Based on the 100-year storm calculated depth of water at the channel, this would have a channel height of 0.42'. Delineate the location of the stormwater surcharging. Will this surcharge discharge along driveway, over the sidewalk and into Delafield Street. It is not recommended the overflow weir be located in the parking lot, driveway and entrance into Delafield Street. An acceptable overflow drainage path should be provided.

This route is exactly what we discussed with City staff. Since there is a large offsite area and the storm sewer in Delafield street surcharges under heavy rain, the pond outfall pipe cannot be relied on to convey the 100-year storm from the pond to the Delafield Street storm sewer. So an overland flow path in the parking lot is created to ensure water can safely make it to Delafield Street without impacting the buildings. There is no other overland route that would be better or safer than what is designed.

11. Structures are not shown at bends in storm sewer pipes.

This is not required by plumbing code.

12. There is a 2.35-acre region to the west of the southern building that is noted as not contributing to water quality. The majority of this water will run to the west side of the building. How will the drainage in this area be handled. **Catch basin 3A has been added so that the modeling is correct and that the treatment area is limited to the driveway and a small area immediately east of the wall and does not include the larger offsite area.**

13. It is recommended the design engineer confirm the capacity of the receiving storm sewer system to receive the flow from this site.

The proposed project is not increasing flows to the storm sewer and the design demonstrates that it can safely pass the 100-year offsite and onsite water through the site to Delafield Street without the use of the Delafield Street storm sewer. No further analysis of the existing sewer is necessary.

14. It is required to provide the location of the emergency overland flow. This box is checked as N/A.

This is shown on the grading plan.

15. Stormwater maintenance plan and agreement is not provided.

Now provided.

16. Stormwater management plan references "other device" which is not defined or designed.

Refer to explanation in items #8 above.

SITE, GRADING, DRAINAGE

1. It appears that there would be additional flow to the site and rain garden from the property to the north than is delineated on the hydrology plans.

We have already reviewed this closely. If you feel there is an error in the drainage areas,

please illustrate this so we can review in more detail.

2. It is unclear on the proposed grading plan what is existing and will remain, and what will change with proposed development. Currently on the proposed plan there are flowlines that do not make sense based on shown contours.

The final plan has been clarified. Please let us know if there are any other confusing areas.

3. It is a possible concern that cars will have to make very tight turn when passing incoming/outgoing vehicles to avoid a collision for the central driveway.

Vehicle turning analysis has been provided to the City.

4. Show the area and dimensions for proposed easements required for the project.

The sidewalk easement is now shown. All electrical easement modifications will be prepared by WE-Energies. Please clarify if there are other easements you are referring to.

5. Water services at both locations are shown crossing existing stormwater lines, UG gas, electric. A profile is recommended to ensure that separation requirements are met.

Profiles are not required for laterals and would be useless for depicting crossings since we do not know the depths of the other utilities and cannot obtain those without digging them up. Details have been given where the water service crosses the large diameter storm sewer.

6. It is required to provide location, elevation, and dimensions for all walls on the proposed site including retaining walls (top and bottom of wall).

Shown on the paving plans.

7. On future submittals provide locations for high points, sags, ridges, and valley gutters.

Shown on the paving plans.

8. Soil characteristics, location and species of existing trees, lot grades and swales, and drainage calculations should be provided/shown and not checked as N/A.

This is all provided now and the new City checklist have been filled out.

9. The DNR Water Surface Viewer indicates an Assured Delineator Report at the site which is not included in the documents. Also, an exemption report is listed on the DNR Water Surface Viewer.

Included in the submittal. The wetland is non federal and DNR exempt. No further action or permitting is required.

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 prior to start of construction:

- a. City of Waukesha Storm Water Erosion Control Permit.
- b. Wisconsin DNR NOI, and NOI for fill site.
- c. City of Waukesha – Engineering Division Construction Permit for all RW work.
- d. Approved Stormwater Maintenance Agreement.

We agree with all of the above.

2. Additional required submittals, fees, and financial guarantees will be provided as the project progresses.

- a. Financial guaranties

By developer

- b. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.

By developer

- c. Storm Water Permit. This permit will need to be obtained prior to starting work and obtaining a building permit.

Agreed.

3. The construction drawings and financial guarantees should be reviewed and approved prior to the construction being started and building permit issued. If the location of any work needs to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes.

Noted.

4. In accordance with Wisconsin Administrative Code A-E 2.02(4): Each sheet of plans, 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.

The final plans will be stamped once they are approved to avoid any non approved stamped copies from being circulated accidentally.

5. The NAD 2011 adjustment is not noted.
There is no direct conversion from NAD1927 to NAD2011. If this is required, a separate adjusted CAD file can be provided with the 2011 projection.
6. The proposed 8" water service for the south building does not meet separation requirements from existing stormwater manhole to remain.
This has been adjusted but note that the final lateral location will be determined by the plumber as part of the design build process. Any modifications will be given to City staff for review and final approval.

7. A separate erosion control plan shall be provided. (1.3.3.4)

Now provided.

8. Proper scale was not used. (1.3.4.4)

Please clarify. 30 scale is a standard and commonly used scale.

9. Cover sheet is not provided (1.3.5)

A cover sheet is not include because the civil plans will be inserted into the overall architectural plan set and cannot include a second cover sheet. Supplemental information has been added to the plans.

10. Provide proposed sanitary system per 1.3.9.

System plans are not required for laterals.

11. Provide proposed storm system per 1.3.10.

System plans are not required for laterals and private storm.

12. Sites are allowed one (1) sanitary lateral connection. (2.1.2.2.1)

Multiple connections are required for larger buildings to accommodate the challenges between plumbing and structural, especially with structures that have underground parking. We will work with City staff on this.

13. Some but not all of the existing buildings to the west are shown.

Now shown.

14. Details referenced in the plans are not in the plans.

Now shown.

15. Geotechnical report and normal groundwater elevation is not provided.

Geotechnical report is included in the submittal.

16. Owner and Engineer are referenced in plan notes, but definition of these is not included.

Responsibility is noted as that of the Owner in Erosion Control notes that should be defined.

Owner and Engineering contact info now provided on the site plan.

17. Construction access drives and tracking pads are not shown or detailed.

Now shown.

18. Erosion Control ordinance requirements are not addressed.

Please clarify what this comments means.

19. Vision corners and building setbacks are not shown.

Vision corners now shown. This development is a PUD so the setbacks are what is approved on the site plan.

20. Required notes per checklist are not shown on the plans.

Now shown

Engineering Plan Checklist

1. Numerous items are noted as "To be included in Later Submittal". The checklists should be completed and resubmitted for review.

The new City checklists have been filled out.

Site, Grading and Drainage Plan Conditional Use Permit Checklist

1. Numerous items are noted as "To be included in Later Submittal". The checklists should be completed and resubmitted for review.

The new City checklists have been filled out.

Please review the enclosed material and let me know if you have any further comments or questions. I am happy to meet in person or virtually to discuss anything of concern. Thank you.

Sincerely,

PINNACLE ENGINEERING GROUP



Aaron E. Koch, P.E.

Principal