



# DEPARTMENT OF PUBLIC WORKS

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## ENGINEERING COMMENTS FOR PLAN COMMISSION AGENDA Wednesday March 25, 2015

Time: 6:30 p.m.

Place: Waukesha City Hall, 201 Delafield Street, Council Chambers

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- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Minutes

**ID#15-2125** Minutes for the Meeting of February 25, 2015.

### V. Business Items

**PC14 -0023** Oconomowoc Landscape Supply, 2112 S. West Ave. - Conditional Use Permit

- 1. No comment.

**PC15 -0163** La Casa / City of Waukesha Vacant Parcel - 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.

#### Certified Survey Map

- 1. The CSM boundary includes lands owned by the City of Waukesha. Please submit written City approval to create the lot to be conveyed from the City to La Casa.

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**ENGINEERING DIVISION**  
Paul G. Day, PE  
City Engineer  
130 Delafield St  
Waukesha, WI 53188  
262-524-3600  
Fax – 262-524-3898

**MUNICIPAL PARKING SERVICES**  
Patti Cruz  
Parking Supervisor  
241 South St  
Waukesha, WI 53188  
262-524-3622  
Fax – 262-650-2573

**STREETS DIVISION**  
300 Sentry Dr  
Waukesha, WI 53186  
262-524-3615  
Fax – 262-524-3612

**WASTEWATER TREATMENT PLANT**  
Jeff Harenda  
WWTP Manager  
600 Sentry Dr  
Waukesha, WI 53186  
262-524-3625  
Fax – 262-524-3632

**WAUKESHA METRO TRANSIT**  
Brian Engelking  
Transit Director  
2311 Badger Dr  
Waukesha, WI 53188  
262-524-3594  
Fax – 262-524-3646

2. The remainder of the City's lot should be included in the CSM boundary as Outlot 1.
3. Confirm the City's obligation to provide an access easement to the lot south of the CSM. An access easement may be needed across Lot 1 to provide a access to the lot to the south. The lot number and grantee should be listed.
4. Confirm shed offset to lot line.
5. The document used to determine the railroad right-of-way line should be listed.
6. If applicable, 23.06(3)(g): Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least 10' wide.
7. Confirm location of existing City storm sewer pipe and easement within CSM boundary area.
8. Chapter 23.06(7)(a): The size, shape, and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated, provided no lot shall contain less than the square footage required by the Zoning Code.
9. If this development is approved, a second CSM should be provided to combine the two La Casa lots.
10. Chapter 23.06(7)(f): Side lot lines shall be approximately at right angles or radial to the right-of-way line of the street on which the lot faces.
11. Wisconsin State Statute 195.29 Railroad highway crossings.(6) Every person or corporation owning or occupying any land adjacent to any railroad highway grade crossing shall keep all brush cut and adequately trim all trees on the land within the triangles bounded on 2 sides by the railway and the highway, and on the 3rd side by a line connecting points on the center lines of the railway and the highway, 330 feet from the intersection of the center lines. This vision triangle should be shown on the Drawings.
12. Add 20 foot x 20 foot vision corner easement at intersection of railroad right of way and Arcadian Avenue on updated CSM.
13. Confirm drainage paths of runoff from parking lot.
14. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable.

**PC15 -0164**

Montessori School of Waukesha, 2500 Summit Avenue – 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.
  - b. 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.

#### Certified Survey Map

1. A note on the CSM states, "An easement for sidewalk purposes granted to the City of Waukesha shall exist on Lot-1 at street corner. Said Easement shall be over the area of said Lot-1 which lies between the street right-of-way line and the arc of a curve of 10' radius." Confirm the need with the City for this note.
2. Add 20 foot x 20 foot vision corner easement at intersection of right of ways on CSM. The easement conditions should be: "The height of all plantings, berms, fences, signs or other structures within the vision corner easement is limited to 24 inches above the elevation of the center of the intersection. No access to any roadway shall be permitted within the vision corner easement."
3. If applicable, 23.06(3)(g): Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least 10' wide.
4. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable.
5. 23.06(6)(b): Street curb intersections should be rounded by radii of at least 20'.

#### **PC15 -0168**

Carroll University (Health), 215 Wright Street - Final Conditional Use Permit

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 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.

#### **PC15 -0159**

Fox Lake Village Addition No. 2 - Final Plat Review

#### General

1. Engineering does not recommend approval of the drawings at this time.

2. 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).
  - b. Permits and approvals
    - i. FEMA CLOMR approval when received.
    - ii. Developer's Agreement.
    - iii. DNR NOI
    - iv. Water Utility
    - v. Fire Department
3. As-built Drawings should be submitted after construction is complete for the utilities listed below.
  1. Storm Water Facilities
4. 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.
5. The Developer must comply with all conditions listed in Waukesha County Ordinance 162-60 dated 10-29-07.
6. The remainder of the storm water facilities need to be built in the next phase.
7. Additional drawings needed include:
  - a. Signage Plan
  - b. Intersection detail sheets

Final Plat dated as February 10, 2015

1. The Final Plat has not been fully reviewed at this time.
2. On March 20, 2015, a phasing meeting was held to discuss the timing and locations of the remaining work.
3. A storm sewer easement is shown along Lots 26 and 27. The easement should be renamed drainage easement. The width should be 30 feet wide.
4. Add 20 foot x 20 foot vision corner easement at intersection of right-of-ways on Plat. The easement conditions should be: "The height of all plantings, berms, fences, signs or other structures within the vision corner easement is limited to 24 inches above the elevation of the center of the intersection. No access to any roadway shall be permitted within the vision corner easement."
5. The source document of the drainage easement along lots 30 to 35 should be listed.
6. Confirm with City Staff if temporary tee-turn around easements are needed at dead-end streets.

## Storm Water Management Plan dated as revised January 25, 2015

### 1. Ultimate storm water model

- a. In the latest submittal, the Engineer changed the width of the central pond weir from 15 feet to 8 feet. As mentioned previously, please disclose these changes when updating the plan. As discussed with the Engineer, a change like seems out of the ordinary at this point since the weir was already constructed. The Engineer is going to field check since he stated that he didn't know what is actually constructed in the field, although the pond has already been as-built surveyed. Submit as-built survey information as part of next submittal.
- b. Chapter 32.10(6)(H)(i): The lowest elevation of the structure exposed to the ground surface shall be a minimum of two feet above the maximum water elevation produced by the 100-year storm. The 100-year high water level of pond PR2B is listed as 10.96. The basement floor of the adjacent home is 11.82 which is within the 2' vertical requirement. The original design drawings stated the first floor to be 12.0 which also would have been within the 2-foot vertical separation distance. This lot will be considered to be non-conforming.

## Storm Water Maintenance Agreement

1. The addendum to the storm water maintenance agreement should be submitted for review.
2. When south pond is added to subdivision, add additional storm water easement areas to storm water maintenance agreement.
3. Add language to require maintenance of underdrain pipe.
4. Addendum 1 needed to add exhibits to storm water maintenance agreement.

## CLOMR-Conditional Letter of Map Revision (Based on Fill) (FEMA)

1. It is noted that the Design Engineer has lowered the pond outlet weir from 8.3' to 8.0'. Therefore, the FEMA floodplain area will back up into the Fox Lake pond areas.

## Construction Drawings

1. The review of the drawings has not been completed at this time.

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).
  - b. Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.
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.

Sheet C1 Site and Grading Plan

1. The references to the Village of Grafton should be removed.
2. Provide spot grades inside east lot line to show runoff to stay on property and not be directed onto asphalt driveway of adjoining lot.
3. Add invert grades of storm drain pipes along east lot line.
4. Add proposed grading to direct swale along east lot line into drainage easement at southeast property corner instead of onto adjoining lot.
5. The proposed "92" contour line appears to be missing along the east side of the building addition.
6. Confirm storm water swale is properly sized for proposed and existing runoff.

Plat of Survey

1. No comments.

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. 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. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable.

CSM

1. Proposed Lot 1 of this CSM does not have legal access to CTH "DR" Golf Road at this time. A note on the adjoining Lot 1, CSM 10718 states, "70' access easement by other document." A written and recorded access easement should be provided to the City for filing. Legal access shall be obtained in writing prior to City approval of the CSM or site development.
2. An existing lot at the southwest corner of the intersection of Golf Road and N. Grandview Boulevard is included in the CSM. This lot is currently or was recently owned by GE. A written and recorded deed should be provided to the City for filing showing that Qwik Trip now owns the second parcel of land.
3. 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. The drawings should be stamped by a Professional Engineer licensed in the State of Wisconsin.
4. 23.06(3)(g): Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least 10' wide.
5. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable.
6. Add 20 foot x 20 foot vision corner easement at intersection of right of ways on CSM, unless the County requires a more restrictive vision corner easement. The easement conditions should be: "The height of all plantings, berms, fences, signs or other structures within the vision corner easement is limited to 24 inches above the elevation of the center of the intersection.

No access to any roadway shall be permitted within the vision corner easement.”

- a. Confirm if a Waukesha County vision corner easement is needed.
7. Wisconsin State Statute 236.20(2)(k) as referenced by 236.34(1)(c): When a street is on a circular curve, the main chords of the right of way lines should be drawn as dotted or dashed lines. All curved lines should also show, either on the lines or in an adjoining table, the central angle subtended.
8. The Water Utility easement and notes should be added to the CSM.

**PC15 -0167**

Kwik Trip #184, SW Corner of Golf Road and N. Grandview Blvd. -  
Conditional Use Permit with Site Plan & Architectural Review.

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. Storm water management plan
  - c. Erosion Control Plan
  - d. Access Easement. Proposed Lot 1 of this CSM does not have legal access to CTH “DR” Golf Road at this time. A note on the adjoining Lot 1, CSM 10718 states, “70’ access easement by other document.” A written and recorded access easement should be provided to the City for filing. Legal access shall be obtained in writing prior to City approval of the CSM or site development.
  - e. 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 SP1-Site Plan

1. Confirm that a City fire truck can access all areas of the site using truck turning templates.

Sheet SP2-Grade Plan

1. A first floor building elevation of 112.00 is listed. Confirm that the top of building construction will be below the airport height restriction height.
2. Proposed grading is shown on the Wisconsin DOT property. Provide grading easement for swale.
3. Confirm appropriate environmental catch basins are included in design. Include maintenance plan.

Sheet SP3-Storm Sewer Plan

1. Design computations for the storm sewer will need to be prepared.

Sheet SP4-Utility Plan



1. The sanitary sewer manhole is shown as buried. The manhole should be raised to final grade and have the chimney rebuilt, and frame and cover replaces, to City specifications.
2. City specifications should be added for the sanitary sewer lateral and manhole work.

Sheet LSP1-Landscape Plan

1. No comments.