



DEPARTMENT OF PUBLIC WORKS

Fred Abadi, PhD, PE, Director

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ENGINEERING COMMENTS FOR PLAN COMMISSION AGENDA Wednesday August 24, 2016

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#16-1218 Minutes for the Meeting of August 10, 2016.

- V. Consent Agenda
- VI. Business Items

PC16-0066

Clearpoint, Main & Barstow-Preliminary 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. Storm water management plan and Agreement.
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.
3. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:

☒ **ENGINEERING
DIVISION**
Alex Damien, P.E.
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

- a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit.
 - b. City of Waukesha Construction Permit
 - c. City of Waukesha Storm Water Permit
 - d. Private sanitary sewer approval
- 4. Curb and Gutter Detail
- 5. Curb Ramp Detail
- 6. Dimensions of existing sidewalks and proposed.
- 7. Driveway detail

Sanitary Sewer

- 1. A sanitary sewer lateral connection is proposed in Riverfront Street. An existing 6-inch sanitary sewer lateral was installed this year in Main Street for a connection. The sanitary sewer should connect at Main Street.
- 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. Cap off sanitary laterals in accordance with City Ordinance that are not needed for immediate development.
- 4. Confirm if the shown sanitary sewer laterals were located by televising records.
- 5. Specifications for infrastructure including materials and installation procedures for all work should be added to the Drawings including outlet structure material, bedding, backfill, sanitary sewer, frames and lids, sidewalk construction, etc. The City requires polypropylene chimney rings on City manhole construction. These specifications can be sent to the Engineer.
- 6. C-3 Utility Plan
 - i. Sanitary sewer stub was installed with E Main St Improvements
 - ii. More detail on pipe, material , depths.
 - iii. Detail of existing utilities elevations.

Storm water Review

- 1. The following items should be submitted:
 - a. Storm water management plan and Agreement.
- 2. Proposed storm water facilities should be shown if applicable.

Sheet A002 Site Plan

- 1. Confirm proper vertical and horizontal separation of storm sewer and water main.
- 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.

3. A site plan, in accordance with City requirements, should be submitted showing proposed site work including, but not limited to the "Proposed Future driveway extension."
4. C-1 Existing Conditions
 - a. Update survey on E. Main St.
 - i. New Curb and Gutter Alignment
 - ii. New Brick Areas
 - iii. New Sidewalk width
 - iv. New Tree locations
 - v. New Sanitary laterals
 - vi. New Water Main and laterals
 - vii. New storm sewer and inlets
 - viii. New street Lights
 - ix. New traffic signals
5. Show a rendering of how the ramp from Barstow Street to second floor parking will look and operate. They have 2 levels of parking, level 1 is accessed from Riverfront Street. They have a second level of parking that will be accessed from a ramp from Barstow Street.
6. The ramp seems to be a 10% grade which is kind of steep and lands right at the sidewalk on Barstow. This is not a good design. A slippery ramp, some driver will end up hitting pedestrian on sidewalk.
7. Provide access to second level parking from the inside of their building and all ingress / egress should come from Riverfront Street.

Grading and Erosion Control Plan

1. An erosion control plan is needed for grading in excess of 3,000 square feet.
2. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each building.
3. 32.09(c)1 Access Drives and Tracking. Provide access drive(s) for construction vehicles that minimize tracking of soil off site using BMP(s) such as stone tracking pads, tire washing or grates. Minimize runoff and sediment from adjacent areas from flowing down or eroding the access drive.
4. 32.09(c)3 Inlet Protection. Protect inlets to storm drains, culverts and other storm water conveyance systems from siltation until the site is stabilized.
5. 32.09(c)9 Site Dewatering. Treat pumped water to remove sediment prior to discharge from the site, using BMPs such as sediment basins and portable sediment tanks.
6. 32.09(c)10 Dust Control. Prevent excessive dust from leaving the construction site through construction phasing and timely stabilization or the use of BMPs such as site watering and mulch - especially with very dry or fine sandy soils.
7. 32.09(c)13 Sediment Cleanup. By the end of each workday, clean up all off-site sediment deposits or tracked soil that originated from the permitted site. Flushing shall not be allowed unless runoff is treated before discharge from the site.
8. 32.09(c)14 Final Site Stabilization. All previous cropland areas where land disturbing activities will not be occurring under the proposed grading plans, shall be stabilized upon permit issuance. Stabilize all other disturbed areas within 7 days of final grading and topsoil application. Large sites shall be treated in stages as final grading is completed in each stage. Any soil erosion that occurs after final grading or the application of stabilization measures must be repaired and the stabilization work redone.

9. 32.09(c)15 Temporary Site Stabilization. Any disturbed site that remains inactive for greater than 7 days shall be stabilized with temporary stabilization measures such as soil treatment, temporary seeding or mulching. For purposes of this subsection, "inactive" means that no site grading, landscaping or utility work is occurring on the site and that precipitation events are not limiting these activities. Frozen soils do not exclude the site from this requirement.
10. 32.09(d)(2.)(B.)(xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;
11. 32.09(d)(2.)(B.)(xiii) Final site stabilization instructions for all other disturbed areas, showing areas to be stabilized in acres, depth of applied topsoil, seed types, rates and methodology, fertilizer, sod or erosion matting specifications, maintenance requirements until plants are well established, and other BMP(s) used to stabilize the site;
12. 32.09(d)(2.)(B.)(xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to properly implement the plan, including estimated starting date of grading, timing and sequence of construction or demolition, any construction stages or phases, utility installation, dewatering plans, refuse disposal, inspection requirements, and the installation, use, and maintenance of BMP(s) proposed in the plan;
13. 32.10(c)21. Location and descriptive notes for any existing or proposed easements, right-of-ways, vision corners or other known site restrictions. Road right-of ways and building setbacks shall be in compliance with all applicable administrative codes, adopted plans and ordinances;
14. C-2 Grading Plan
 - i. More detail grades Where matching City Sidewalk
 - ii. Rim Elevations
 - iii. Dimension parking stalls
 - iv. Handicap parking?
 - v. Driveway into Riverfront Plaza too close to Barstow St.
 - vi. Handicap curb ramps at the corner of Barstow St and Riverfront Plaza will need to be updated.
 - vii. Design proposed sidewalk at 1.5%
15. The erosion control plan should be updated to comply with City Ordinance 32.09.
16. Existing easements on the site should be shown including source documentation.
17. A construction sequence should be added.
18. Chapter 32.09(c)(9): Dewatering specifications should be added to the plan.
19. Chapter 32.09(d)(2)(xiii): Final site stabilization instructions should be included in the plan set including seed rates, methodology, fertilizer and erosion matting locations and specifications, and maintenance requirements.
20. Chapter 32.09(d)(2)(xiv): Detailed construction notes for the dewatering plan should be included on the plan.
21. Chapter 32.09(d)(2)(iv): All woodland areas, those proposed to be lost or transplanted during construction and acres or numbers of each. For woodlands proposed to be lost, show individual trees larger than eight (8) inches in diameter that are located within twenty (20) feet of proposed grading boundaries.
22. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.

23. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
24. Chapter 32.09(d)(2)(xv): Location of soil evaluations with surface elevations and unique references to supplemental soil evaluations report forms in accordance with section 32.11(c). A separate map should show estimated seasonal water table depths down to planned excavation depths with references to the proposed site plan.
 - a. A minimum 1-foot vertical separation between the seasonal high groundwater table elevation and the basement floor surface should be included in the design.
25. Chapter 32.10(d)(4)(E): Subsurface drainage. Lowest building floor surfaces shall be built one (1) foot above the seasonal high water table elevation, as documented in the soil evaluations and shall avoid hydric soils.
26. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each unit.

Street Design Review

1. No trenching work is desired in the recently rebuilt Main Street pavement. Please confirm.
2. Show existing street lights.
3. No curb and gutter through sidewalk. Use driveway detail.
4. Spot grades should be added at back of walk, face of walk and curb and gutter through driveway.
5. Spot grades should be added where matching private sidewalk to public sidewalk.
6. Dimension proposed drives and approaches.
7. Adequate snow storage areas should be provided.
8. Show sawcut lines at public streets, alleys and sidewalk.
9. A note should be added: Repair limits in street will be determined in field at the time of permanent repair.
10. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
11. Show grades for match point of curb removal and replacement.
12. Show spot grades for sidewalk.
13. Public street specifications will need to be added.
14. Add City driveway detail. Indicate 7 inch thick concrete.
15. Add City standard curb and gutter detail.
16. Confirm that adequate parking exists on site for the proposed residential and commercial uses. If on site parking is not provided, provide parking agreement for site commercial uses.

Subdivision and Platting Review

1. Provide CSM to combine existing parcels.
2. A current land survey in accordance with Wisconsin Administrative Code A-E 7 should be provided for review and approval.
3. Confirm if an ALTA survey has been completed.

Certified Survey Map

1. No CSM was submitted for review.
2. Confirm adjoining existing right of way widths.

3. Chapter 23.06(3)(g) Subdivision and Platting: Easements across centered on rear or side lot lines should be provided for utilities where necessary and shall be at least 10' wide, if applicable.
4. Confirm if adjoining right of ways have been formally dedicated.

PC16-0069 Clearpoint, Main & Barstow – Conditional Use Permit

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. Storm water management plan and Agreement.
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.
3. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
 - c. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit.
 - d. City of Waukesha Construction Permit
 - e. City of Waukesha Storm Water Permit
 - f. Private sanitary sewer approval

PC16-0068 Organix Recycling, LLC, 1100 S. Prairie – Airport Hangar
Review/Conditional Use Permit

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.
 - i. Impact fees
 - ii. Letter of Credits
 - 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. Waukesha Water Utility approval.
2. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
 - a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit.
 - b. City of Waukesha Construction Permit.
 - c. City of Waukesha Storm Water Permit.
 - d. Private sanitary sewer approval.

Sanitary Sewer

- a. The building will have 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.