

Project Reviews

City of Waukesha

Project Number: SPAR24-00042

Description: **920 S Prairie Ave - Final SPAR**

Applied: **7/31/2024**

Approved:

Site Address: **920 S PRAIRIE AVE**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53186**

Status: **RECEIVED**

Applicant: **Anderson Ashton**

Parent Project:

Owner: **Miro Manufacturing Co.**

Contractor: **<NONE>**

Details:

PC24-0573

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
8/1/2024	8/2/2024	8/14/2024	EROSION CONTROL	Robert Wheeler		See Notes
Notes:						
1. Obtain all required DNR permits 2. Obtain City of Waukesha Erosion Control permit from Rob Wheeler (262)-524-3579 or rwheeler@waukesha-wi.gov						
8/1/2024		8/14/2024	GENERAL ENGINEERING	Brandon Schwenn		
Notes:						
8/1/2024	8/14/2024	8/14/2024	SANITARY SEWER	Chris Langemak	REVIEW COMPLETE	No comments
Notes:						
8/1/2024	8/2/2024	8/14/2024	STORM SEWER	Jonathan Schapekahm	REVIEW COMPLETE	See comments
Notes:						
1. The location of the sump discharge from the loading dock to grade is directly adjacent to three parking spaces and near the vicinity of an entrance to the building. Discharge will likely cause slippery conditions, especially in winter months.						
8/1/2024	8/7/2024	8/14/2024	STREET DESIGN	Craig Ausen	REVIEW COMPLETE	See notes
Notes:						
Sidewalk should be added with this development. Either place 1 ft off ROW line or provide a sidewalk easement for future maintenance.						
8/1/2024	8/6/2024	8/14/2024	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes:						
No comments regarding city owned streetlights and fiber.						

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8/1/2024	8/6/2024	8/14/2024	TRAFFIC	DERRIN WOLFORD	REVIEW COMPLETE	See notes
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Notes:
1. Sidewalk shall be installed along the length of the parcel adjacent to Prairie Avenue.

8/1/2024	8/7/2024	8/14/2024	WASTEWATER QUALITY	TIM YOUNG	REVIEW COMPLETE	No comments
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Notes:

8/1/2024	8/6/2024	8/14/2024	ENGINEERING CONSTRUCTION	Mathew Vincent	REVIEW COMPLETE	No comments
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Notes:

Review Group: AUTO

7/31/2024	7/31/2024	8/20/2024	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	No comments
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Notes:

7/31/2024	8/1/2024	8/14/2024	Fire	Brian Charlesworth	REVIEW COMPLETE	None
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Notes:

7/31/2024	8/8/2024	8/14/2024	General Engineering	Michael Payant	ADDITIONAL INFO REQUIRED	See comments.
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Notes:
Applicant has not submitted required documents per the City Development Manual including but not limited to checklists and site plans. See attached correspondence from Ayres.
August 8, 2024

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

Re: Miro Manufacturing
920 S. Prairie Avenue
1st Review

Dear : Mr. Schwenn:

We were requested to review the first submittal for the Miro Manufacturing project dated 07/29/2024 for compliance with the City of Waukesha development handbook (2024) and engineering checklists. This review includes civil site plan/grading/storm sewer review, and review of sections. Traffic, zoning, setbacks were not reviewed. Drainage, demolition/removal, Stormwater management plan, existing conditions, CSM were not submitted and therefore not reviewed by Ayres. Comments on the submittal are as follows.

Cover Sheet



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1. No cover sheet included. Resubmit with cover sheet in total compliance with City of Waukesha Development Handbook (2024) requirements and Engineering Plan Checklist requirements.

General Comments

1. Engineering Plan Checklist not submitted. Submit filled checklist with signatures where required. Ensure that all submitted plans meet checklist requirements.
2. Utilities should not be shown on the same plan sheet as erosion control and grading.
3. The plan submitted is very congested and should be split into multiple sheets categorically.
4. No drainage plan was submitted.
5. No existing conditions plan was submitted.
6. No stormwater management plan was submitted.
7. No CSM was submitted.
8. No demolitions or removals plan was submitted.

Engineering Plan Checklist

1. Plans are not signed and sealed by a licensed P.E. in Wisconsin
2. Plans are to be prepared size 11"x17" or no larger than 24"x36."
3. Legends should define all special symbols, line types, and hatches used on each sheet existing or proposed. The legend should not contain unused special symbols, line types, or hatches.
4. Plans should be at a 20 scale or 40 scale.
5. One clearly labeled benchmark or control point is required per plan sheet.

Site, Grading and Drainage Plan Conditional Use Permit Checklist

1. Ensure that all submitted plans meet checklist requirements.

Our review is of the items noted above and does not include a review of zoning, setbacks, required number of parking stalls, traffic, lighting, structural review or other permits which may be necessary.

Ayres does not make any warranty or guarantee, expressed or implied, that this review has addressed all provisions of the City of Waukesha's codes or ordinances.

Sincerely,

Ayres Associates Inc.

Michael D. Payant, PE
 Manager – Engineering Services
 Direct: 262.522.4915
 PayantM@AyresAssociates.com

Cc: Derrin Wolford, PE, PTOE, City of Waukesha
 Jonathan Schapekahn, PE, City of Waukesha
 Austin Johrendt, PE, Ayres Associates
 Brian Glaszcz, PLS, Ayres Associates

7/31/2024		8/14/2024	Parks	Melissa Lipska		
Notes:						
7/31/2024		8/14/2024	Planning	Unassigned		
Notes:						
7/31/2024		8/14/2024	Planning Commission	Unassigned		



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Notes:

7/31/2024	8/6/2024	8/14/2024	Water Utility	Chris Walters	APPROVED	No comments
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Notes: