



May 14, 2025

Ashley Pollex
Thrive Architects
259 South Street, Suite A
Waukesha, WI 53186

Re: 818 St Paul Ave, Las Cazuelas

Dear Ms Pollex,

On behalf of the City of Waukesha, we have reviewed the application documents submitted 04/29/2025 by Thrive Architects.

Project Description

Change of use from business occupancy to restaurant (small assembly space less than 50 occupants. Occupancy type to remain B - Business). Work includes a concrete walkway to provide an accessible entrance, replacement of toilet room fixtures, and installation of kitchen equipment. Conditionally approved plans are included for reference, dated 4/14/2025

The Following review comments shall be addressed prior to approval of construction documents.

General

1. Additional information is needed to perform a complete review of proposed site.
2. Issuance of *All Engineering Requirements Met Concurrence Letter* is required prior to application for Building Permit.
3. 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 starting construction.
 - a. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
 - b. City of Waukesha – Engineering Division Construction Permit for all RW work.
4. 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.
5. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.
6. Review all City sidewalk adjoining the property limits with a City Engineering representative. If the sidewalk meets replacement criteria due to cracking, missing pieces, or displacement, then the sidewalk will need to be removed and replaced.
7. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.
8. Add note to drawings: Limits of final City street pavement and curb and gutter removal and replacements to be marked by City Engineering staff in field.
9. Horizontal datum should be updated to NAD 1983/2011. See Existing Condition Survey, and City design guidelines.
10. Submit all required checklists for Development Submittals. See City's Development Handbook.
11. See all other comments listed in TrackIT software.

Ashley Pollex
Thrive Architects
May 14, 2025

SP1.0

1. Include grading plan showing existing and proposed elevations including building elevation, adjacent sidewalk elevation, ramp elevations and slopes, and all other applicable grades.
2. Show ADA route to building. Include spot elevations confirming ADA compliant parking space & route.
3. Show detectable warning fields where applicable.
4. Confirm ADA compliant maneuver & landing spaces at door openings.
5. Include existing conditions and demolition information.
6. Site plan appears to show existing and proposed striping and pavement markings. Appears no existing pavement markings are present. Provide details.
7. Recommend including signage and/or additional pavement markings if intent is for one way traffic.

Final

Nothing set forth in this review of the construction and development documents by the City Engineer shall be construed as, nor intended to be, a waiver or release of any obligations imposed on the Developer or relieve the Developer from compliance with the City of Waukesha's ordinances, standards and policies or any other applicable state statute or administrative rule.

Plans for future improvements and additions must be reviewed by MSA prior to construction. Future improvements and additions must be in accordance with City requirements and ordinances in effect at the time of construction.

Please review this letter and address these issues at your earliest convenience. Contact me for clarification on any comments at (262) 295-7787. Construction shall not begin until the City of Waukesha has approved the plan set for the proposed improvements.

Sincerely,
MSA Professional Services, Inc.

A handwritten signature in black ink, appearing to read "Josh Meyerhofer", is written over a light blue horizontal line.

Josh Meyerhofer, P.E.
Senior Project Engineer
jmeyerhofer@msa-ps.com | (262) 295-7787

Cc: Brandon Schwenn, City of Waukesha