

Project Reviews

City of Waukesha

Project Number: SPAR24-00049

Description: **Minor Site Plan - 351 W Main St**

Applied: **8/28/2024**

Approved:

Site Address: **351 W MAIN ST**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **Smart Asset Realty**

Parent Project:

Owner: **MDR Real Estate LLC**

Contractor: **<NONE>**

Details:

PC24-0585

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
8/29/2024	8/29/2024	9/11/2024	CSM OR PLAT REVIEW AND CLOSURE	Megan Roessler	REVIEW VOIDED	See notes
Notes: No CSM or Plat attached for review.						
8/29/2024	8/30/2024	9/11/2024	EROSION CONTROL	Robert Wheeler	REVIEW COMPLETE	No comments
Notes:						
8/29/2024	9/10/2024	9/11/2024	SANITARY SEWER	Chris Langemak	REVIEW COMPLETE	No comments
Notes:						
8/29/2024	8/30/2024	9/11/2024	STORM SEWER	Jonathan Schapekahn	REVIEW COMPLETE	No comments
Notes:						
8/29/2024	9/13/2024	9/11/2024	STREET DESIGN	Craig Ausen	REVIEW COMPLETE	
Notes:						
8/29/2024	8/30/2024	9/11/2024	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes: No comments on the interior remodel regarding city owned street lights or fiber.						

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8/29/2024	9/4/2024	9/11/2024	TRAFFIC	DERRIN WOLFORD	REVIEW COMPLETE	See notes
Notes: 1. Where will the new tenants be parking?						
8/29/2024	8/29/2024	9/11/2024	WASTEWATER QUALITY	TIM YOUNG	REVIEW COMPLETE	No comments
Notes:						
8/29/2024	9/4/2024	9/11/2024	SIDEWALK PLAN	Bradley Blumer	APPROVED	
Notes: Sidewalk Present: No action required as sidewalk is present at the project location and meets the requirements of the Sidewalk Plan						
8/29/2024	9/4/2024	9/11/2024	ENGINEERING CONSTRUCTION	Mathew Vincent	REVIEW COMPLETE	No comments
Notes:						
8/29/2024	9/4/2024	9/12/2024	ADDRESSING	Megan Roessler	REVIEW COMPLETE	See notes
Notes: Preliminary address plan created. Pending final layout, apartments are to be numbered 201-207 as labeled on architectural plans.						
Review Group: AUTO						
8/28/2024	8/28/2024	9/17/2024	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
8/28/2024	8/28/2024	9/11/2024	Fire	Brian Charlesworth	REVIEW COMPLETE	None
Notes:						

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8/28/2024	9/6/2024	9/11/2024	General Engineering	Michael Payant	ADDITIONAL INFO REQUIRED	See comments.
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Notes:

See attached Ayres review letter and comments below:

Re: 351 W. Main Street – Upper level apartment addition
 SPAR24-00049
 1st Review

Dear : Mr. Schwenn:

We were requested to review the First submittal for the 351 Main Street 2nd Floor Alteration for apartment addition Improvements project dated 08/16/2024 for compliance with the City of Waukesha Development Handbook (2024). Traffic, zoning, and building plans were not reviewed. Comments on the submittal are as follows.

Cover Sheet

1. Cover sheet and plans do not follow the Development Handbook with respect to required notes, benchmarks and any improvements or work within the public right-of-way.

Existing Conditions and Demolition

1. None provided for exterior site improvements.

Proposed Improvements

1. No site civil improvements shown.

Grading and Erosion Control

1. None shown.

General Comments

1. Clarify that no exterior surface improvements are anticipated.
2. Show the exterior construction and staging zone and provide a traffic control and sidewalk and street continuity plan if obstructions in Main Street are anticipated.
3. Verify impact fees have been paid in full.
4. Parking is not addressed.

Engineering Plan Checklist

1. No checklist was submitted.

Site, Grading and Drainage Plan Conditional Use Permit Checklist

1. None submitted.

Certified Survey Map

1. No survey submitted.

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.

8/28/2024		9/11/2024	Parks	Melissa Lipska		
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Notes:

8/28/2024	9/19/2024	9/11/2024	Planning	Doug Koehler	REVIEW COMPLETE	See notes
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Notes:

These are the same plans that were approved January 27, 2021, the plan approval has expired, this application is to renew approval to obtain building permits.

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8/28/2024		9/11/2024	Planning Commission	Unassigned		
Notes:						
8/28/2024	9/5/2024	9/11/2024	Water Utility	Chris Walters	APPROVED	No comments
Notes:						