

# Project Reviews

## City of Waukesha

**Project Number: SPAR24-00064**

**Description: 2132 S West Ave - Final SPAR**

**Applied: 1/2/2025**

**Approved:**

**Site Address: 2132 S WEST AVE**

**Closed:**

**Expired:**

**City, State Zip Code: WAUKESHA, WI 53189**

**Status: RECEIVED**

**Applicant: The Consortium ae LLC**

**Parent Project:**

**Owner: Bliffert Waukesha Holdings LLC**

**Contractor: <NONE>**

**Details:**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
1/2/2025	1/6/2025	1/16/2025	EROSION CONTROL	Robert Wheeler	REVIEW COMPLETE	No comments
Notes:						
1/2/2025		1/16/2025	SANITARY SEWER	Chris Langemak		
Notes:						
1/2/2025	1/2/2025	1/16/2025	STORM SEWER	Jonathan Schapekahm	REVIEW COMPLETE	See comments
Notes:						
No comments regarding city owned storm sewer.						
1/2/2025	1/15/2025	1/16/2025	STREET DESIGN	Craig Ausen	REVIEW COMPLETE	
Notes:						
Work within City ROW shall meet City's patching requirements. Limits of roadwork shall be marked by City staff						
Development falls in the low priority sidewalk area. Sidewalk should be considered.						
1/2/2025	1/3/2025	1/16/2025	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes:						
No comments regarding city owned streetlights or fiber.						
1/2/2025	1/3/2025	1/16/2025	TRAFFIC	DERRIN WOLFORD	REVIEW COMPLETE	See notes
Notes:						
No comments from the traffic section.						

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1/2/2025	1/2/2025	1/16/2025	WASTEWATER QUALITY	TIM YOUNG	REVIEW COMPLETE	No comments
Notes:						
1/2/2025	1/2/2025	1/16/2025	ENGINEERING CONSTRUCTION	Mathew Vincent	REVIEW COMPLETE	See Notes
Notes:						
-Contact Mat Vincent (mvincent@waukesha-wi.gov) for work in the right of way permit and for inspection in the right of way.						
Review Group: AUTO						
1/2/2025	1/2/2025	1/22/2025	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
1/2/2025	1/13/2025	1/16/2025	Fire	Brian Charlesworth	REVIEW COMPLETE	See Notes
Notes:						
This addition will require the entire building to be protected by an Automatic Fire sprinkler system.						
1/2/2025	1/21/2025	1/16/2025	General Engineering	Josh Meyerhofer	REVIEW COMPLETE	See notes
Notes:						
See attachments for MSA review letter.						
1/2/2025		1/16/2025	Parks	Melissa Lipska		
Notes:						
1/2/2025	1/15/2025	1/16/2025	Planning	Unassigned	REVIEW COMPLETE	
Notes:						
Clerestory windows should extend around at least the east and north elevations of the addition.						
1/2/2025		1/16/2025	Planning Commission	Unassigned		
Notes:						

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1/2/2025	1/15/2025	1/16/2025	Water Utility	Chris Walters	APPROVED	See comments
<p>Notes:</p> <p>1) Confirm with the Fire Department if a sprinkler system is required. Our records indicate a 1" copper service serves the property currently. A 6-inch water service is required for a sprinkler system.</p> <p>2) A fire line/water lateral service is needed and shall be a minimum of 6" Ductile Iron Pipe, Thickness Class 52 or PVC pressure class 200 (DR-14).</p> <p>3) The existing water main is 12-inch diameter. A 12"x8" tap fee is \$4,619.03 which includes the tapping sleeve and valve, valve box, labor, and inspection. ONLY Waukesha Water Utility can tap the existing water main.</p> <p>4) The developer/contractor is responsible for excavation of the trench, shoring, traffic control, all restoration, and means for lowering tapping machine.</p> <p>5) The existing water service must be properly abandoned at the water main in the street by cutting and capping at the main - if the existing 1" service will no longer be used.</p> <p>6) A new water service application is required. Please contact Tom Krause at <a href="mailto:tkrause@waukesha-water.com">tkrause@waukesha-water.com</a> to obtain and submit an application. He can be reached at 262-409-4462.</p> <p>7) The new meter for the fire line must also be installed by Waukesha Water Utility.</p>						