



04/08/2025

Mark Rollinger  
Berg Management Company  
235 W. Broadway  
Waukesha, WI 53186

Re: Aries Expansion (SPAR26-00020)

Dear Applicant,

On behalf of the City of Waukesha, we have reviewed the application documents submitted for the Aries Expansion Project at 576 Elizabeth Street.

### **Project Description**

Construct a new 8,000 sf metal building along the railroad tracks behind 576 Elizabeth Street. Existing buildings will get a fresh coat of paint, windows added and the property will get new landscaping and a new parking lot.

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

### **General**

1. Issuance of *All Engineering Requirements Met Concurrence Letter* is required prior to application for & issuance of Building Permit. Items required for issuance of Concurrence Letter include:
  - a. Final site plans with all engineering comments addressed
  - b. Recorded CSM
  - c. WisDNR WRAPP Permit/NOI, and NOI for fill site, if disturbance over 1 acre (confirm limits of disturbance)
  - d. Financial Guarantees (developer to provide estimate of public infrastructure construction cost to City after plans are finalized)
  - e. Payment of Impact Fees (City to provide summary once plans are finalized)
  - f. Recorded Stormwater Maintenance Agreement (confirm limits of disturbance)
2. 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 and obtaining a building permit.
  - 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.
  - c. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. Coordinate with Waukesha Water Utilities.
3. The construction drawings, and financial guarantees should be reviewed and approved prior to the construction being started and building permit issued. If the location of any work needs to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes.
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. The existing parcel has a sanitary sewer lateral connecting the City's sewer main. Please provide a pre and post construction 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

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main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.

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. Show accessible ADA route from ADA parking spot to building entrance. Will there be an accessible entrance into building?
10. See all other comments, including TrackIT summary & stormwater requirements.
11. Horizontal datum should be updated to NAD 1983/2011. See Existing Condition Survey, and City design guidelines.
12. No checklists were submitted. Submit all required checklists for Development Submittals. See City's Development Handbook.
13. It is understood that both parcels are owned by the same entity. City may require a CSM to join or modify lot lines. Proposed truck access drive crosses property line.
14. Consider recording a cross-access easement between the two parcels in conjunction with this project. This access will be required if either of the parcels are sold in the future.
15. Provide detail of new asphalt areas. If disturbance beyond existing base course, this is considered ground disturbance and counts towards SWMP requirements.
16. Additional sheets are required to complete full review. Submit required sheets:
  - a. demolition plan
  - b. grading plan
  - c. erosion control plan
  - d. site details

#### **C1.01**

17. Clearly label all existing conditions. Appears NE corner of site is pavement? Will Pavement be reused for building or will it be removed and replaced?
18. Include in demolition plan: is it being proposed that existing portion of building on RR land is to be demolished? Does this apply for Ex. Wall west of building area on RR?
19. Confirm existing location of sanitary lateral during televising.
20. Note states that existing building is along or even "over" the lot line. Provide Community Development & Plan Commission approval for this variance.

#### **A0.0**

21. Provide site dimensions
  - a. Parking stalls
  - b. Radii
22. Drive entrance off Dunbar Ave shall have minimum 24' face to face of curb to allow for two way traffic. This appears to match existing drive apron width at sidewalk.
23. Remove existing drive apron north on Dunbar Ave if not used.
24. Confirm turning radius of trucks existing west side of building. Current location and turning radius appears that truck will not make 180° turn to exist east.
25. Label ADA route. Show ada route spot grades in grading plan.
26. Include demolition plan showing sawcuts, removals, etc.
27. Appears proposed retaining wall conflicts with existing utility pole on east of project.
28. Grading plan will confirm, but appears trapped water conditions are produced in NE corner. May require storm drain to prevent ponding.
29. Dimension truck access drive east of building.
30. Provide site summary of existing pervious & impervious, proposed pervious & impervious, pavement, total disturbance, etc.

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**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 that reads "Josh Meyerhofer". The signature is written in a cursive, flowing style.

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

Cc: Brandon Schwenn, City of Waukesha