

Project Reviews

City of Waukesha

Project Number: SPAR23-00005

Description: **Minor Site Plan - 2820 N. Grandview Blvd**

Applied: **3/1/2023**

Approved:

Site Address: **2820 N GRANDVIEW BL**

Closed:

Expired:

City, State Zip Code: **WAUKESHA, WI 53188**

Status: **RECEIVED**

Applicant: **Kozitecture, David Koscielniak**

Parent Project:

Owner: **Dino Giacomantonio**

Contractor: **<NONE>**

Details:

PC23-0374

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
3/15/2023		3/16/2023	Sanitary Sewer	Chris Langemak		
Notes:						
3/15/2023		3/16/2023	Traffic	DERRIN WOLFORD		
Notes:						
3/15/2023		3/16/2023	Wastewater Quality	TIM YOUNG		
Notes:						
3/15/2023	3/15/2023	3/16/2023	Sidewalk Plan	Bradley Blumer	ADDITIONAL INFO REQUIRED	see notes
Notes: 1. The City's ultimate sidewalk plan shows the addition of City along N. Grandview Blvd. to be medium priority which means that sidewalk should be added along N. Grandview Blvd as part of this project when development or redevelopment occurs. This parcel is also located along the City's bus route and a bus stop is located on parcel to south where sidewalk now terminates. Update site plan to show proposed sidewalk along N. Grandview Blvd. The 5 ft. wide sidewalk should have a cross slope of 1.5% and the terrace should be approximately 2-4%. Spot grades should be shown along top of existing curb and front and back of sidewalk every 25 feet.						
3/15/2023		3/16/2023	Erosion Control	VELVET WEIER		
Notes:						

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Review Group: AUTO						
3/1/2023		3/21/2023	Building Inspection	KRISTIN STONE		
Notes:						
3/1/2023	3/2/2023	3/14/2023	Fire	Brian Charlesworth	REVIEW COMPLETE	See Notes
Notes: The fire department will need to see a turn radius analysis to make sure fire department vehicles and get around the building. The addition will be required to be protected by a fire sprinkler system.						
3/1/2023	3/15/2023	3/14/2023	General Engineering	DAVID BUECHL	ADDITIONAL INFO REQUIRED	see notes
Notes: 1. Provide pdf copy of access easement to property for City filing prior to issuance of building permit. 2. The unstamped Survey is dated August 11, 2010. It should be verified that the existing conditions match what is shown on the survey, especially in regards to underground utilities, not shown City sanitary sewer manholes, and locations of lot lines. The City GIS shows that this parcel boundaries also includes the access drive which is not shown on the submitted existing conditions survey. A Property Survey per Wisconsin Administrative Code A-E 7 should be submitted for this property so that the lot lines are accurately shown, and all existing easements. The apparent City sanitary sewer easement is not labeled on the site plan and should be labeled. 3. Impact fees will be owed for the building addition. 4. According to the City GIS, this parcel also owns the access drive are for this parcel, Oil change business, Batteries Plus, and Hotel. The drive access pavement is in poor condition. Pavement removal and replacement should be considered to be added to the construction drawings with this project. 5. A financial guarantee should be submitted for landscaping, and sidewalk work, if approved. 6. Add note, "City standard specifications shall be followed for all work in the public right of way." 7. The construction drawings should be approved, and financial guarantees received by the City prior to starting work. 8. The parking lot setback should be labeled. 9. The site plan should follow the requirements of City Ordinance 32.10. Submit design checklists. 10. 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. 11. Show accessible ADA route from ADA parking spot to building entrance, and from building to public street.						
3/1/2023		3/14/2023	Parks	Melissa Lipska		
Notes:						
3/1/2023		3/14/2023	Planning	Unassigned		
Notes:						
3/1/2023		3/14/2023	Planning Commission	Unassigned		
Notes:						
3/1/2023		3/14/2023	Water Utility	Chris Walters		
Notes:						