

# 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:<br>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:   |               |           |                    |                |                          |           |

# Project Reviews

## City of Waukesha

|   |           |           |                     |                    |                          |           |
|---|-----------|-----------|---------------------|--------------------|--------------------------|-----------|
| 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:<br>The fire department will need to see a turn radius analysis to make sure fire department vehicles and get around the building.<br>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:<br>1. Provide pdf copy of access easement to property for City filing prior to issuance of building permit.<br>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.<br>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.<br>3. Impact fees will be owed for the building addition.<br>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.<br>5. A financial guarantee should be submitted for landscaping, and sidewalk work, if approved.<br>6. Add note, "City standard specifications shall be followed for all work in the public right of way."<br>7. The construction drawings should be approved, and financial guarantees received by the City prior to starting work.<br>8. The parking lot setback should be labeled.<br>9. The site plan should follow the requirements of City Ordinance 32.10. Submit design checklists.<br>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.<br>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:  |           |           |                     |                    |                          |           |