

Project Reviews

City of Waukesha

Project Number: SPAR25-00068

Description: 2310 Fox Run Blvd - Lot 4 Fox Den - Preliminary

Applied: **12/1/2025**

Approved:

Site Address: **2310 FOX RUN BLVD**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **Brian Griebel / VJS Construction Services**

Parent Project:

Owner: **Fox Run 3 LLC**

Contractor: **<NONE>**

Details:

RESPONSE TO CITY COMMENTS IN RED. 12/29/2025

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
12/1/2025	12/2/2025	12/15/2025	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	
Notes:						
12/1/2025	12/1/2025	12/15/2025	Fire	Brian Charlesworth	REVIEW COMPLETE	See Notes
Notes: See water utility comment below that hydrants are sufficient. The developer will need to work with the Waukesha Water Utility to determine if addition Hydrants will be needed for this development.						
12/1/2025		12/15/2025	General Engineering	Josh Meyerhofer		
Notes:						
12/1/2025		12/15/2025	Parks	Melissa Lipska		
Notes:						
12/1/2025	12/16/2025	12/15/2025	Planning	Doug Koehler	REVIEW COMPLETE	See notes.
Notes: For comment 1 and 2, after meeting with City staff a sidewalk was added on the west side of the building connecting the sidewalk on Fox Run Blvd to the sidewalk on the north side of the building.						
<ol style="list-style-type: none"> 1. Sidewalk should be continued east to lot line along Fox Run Blvd. to the sidewalk on the north side of the building. 2. Pedestrian access should be provided from Fox Run Blvd. around both ends of the building to Entrance, or open the lobby on the first level out to Fox Run Blvd with a second entrance, providing a street presence. 3. Landscape plan should be in color. Included a colored landscape exhibit. 4. Provide photometric and exterior lighting details. Included exterior lighting layout plans. 5. Provide proposed parking count details vs code requirements. See civil proposed site plan sheet C-3 which provides the proposed and required parking counts. 6. Where is bicycle parking requirements being met. 7. Storage areas for tenants? STORAGE IS PROVIDED ON EACH FLOOR AND WILL BE PROVIDED WITHIN THE PARKING GARAGE. BICYCLE PARKING WILL BE PROVIDED IN THE GARAGE. 8. Use a more architectural style window on the garage to tie in with the rest of the building. A BLACK STOREFRONT WINDOW HAS BEEN USED IN A METER THAT IS CONSISTENT WITH WINDOWS ABOVE AND MULLIONS ADDED TO ALIGN WITH PATIO DOOR OR WINDOWS ABOVE 9. Provide renderings of perspective views of the building. RENDERINGS HAVE BEEN PROVIDED. 						

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12/1/2025		12/15/2025	Planning Commission	Unassigned		
Notes:						
12/1/2025	12/1/2025	12/15/2025	Water Utility	Mat Kadrich	REVIEW COMPLETE	see notes
Notes:						
There is a 6" PVC lateral stubbed to the property. Hydrants are sufficient on fox run drive. We will need a water lateral application which can be found on our website. Added a note near the water lateral on the utility plan, sheet C-6 to submit a water lateral application to the water utility.						