

# Project Reviews

## City of Waukesha

**Project Number: SPAR25-00071**

Description: **0 Koenig St, Prairie Song Courtyards, Bielinski**

Applied: **12/22/2025**

Approved:

Site Address: **0 KOENIG ST**

Closed:

Expired:

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

Status: **RECEIVED**

Applicant: **John Donovan, Dev Manager / Bielinski Homes Inc.**

Parent Project:

Owner: **John Donovan / Bielinski Homes**

Contractor: **<NONE>**

Details:

**PC25-0199**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
1/12/2026		1/16/2026	EROSION CONTROL	Robert Wheeler		
Notes:						
1/12/2026		1/16/2026	SANITARY SEWER	Chris Langemak		
Notes:						
1/12/2026	1/15/2026	1/16/2026	STORM SEWER	Jonathan Schapekahn	REVIEW COMPLETE	
Notes:						
1/12/2026	1/13/2026	1/16/2026	STREET LIGHTING	JEFF HERNKE	REVIEW COMPLETE	See notes
Notes: No comments regarding city owned streetlights or fiber. Private streetlighting on private property.						
1/12/2026	1/16/2026	1/16/2026	ENGINEERING CONSTRUCTION	Mathew Vincent	REVIEW COMPLETE	See Notes
Notes: - Missing curb ramp detail. -All work in the ROW will require a ROW permit.						

# Project Reviews

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Review Group: AUTO						
12/22/2025	12/23/2025	1/7/2026	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	no remarks
Notes:						
12/22/2025	12/23/2025	1/7/2026	Fire	Brian Charlesworth	REVIEW COMPLETE	See Notes
Notes: Residential buildings containing three or mor units will be required to be protected by an automatic fire sprinkler system per section 903.2.8 of the International Fire Code.						
12/22/2025	1/20/2026	1/7/2026	General Engineering	Josh Meyerhofer	REVIEW COMPLETE	See notes
Notes: MSA comments included in attachments						
12/22/2025		1/7/2026	Parks	Melissa Lipska		
Notes:						
12/22/2025	1/21/2026	1/7/2026	Planning	CHARLIE GRIFFITH	REVIEW COMPLETE	
Notes: <ul style="list-style-type: none"> <li>• A Certified Survey Map combining the two properties must be approved by the Plan Commission and Council, and recorded at the Waukesha County Register of Deeds before Building Permits can be issued.</li> <li>• The PUD Agreement for the property must be finalized and recorded before Building Permits can be issued.</li> <li>• If any native trees are removed in the Isolated Natural Resource Area, or the tree lines on the west and north lot lines, they will need to be replaced with appropriate native species. Provide a tree survey or similar detail on the trees identified for removal along Summit Ave.</li> </ul>						
12/22/2025		1/7/2026	Planning Commission	Unassigned		
Notes:						
12/22/2025	12/30/2025	1/7/2026	Water Utility	Mat Kadrich	REVIEW COMPLETE	see notes
Notes: <ol style="list-style-type: none"> <li>1) WWU will need a letter addressed to the GM Dan Duchniak requesting the water main extension. Once we receive that we will do a full review of plans.</li> <li>2) Water services need to be sized properly to accommodate a fire suppression system required by the fire department.</li> <li>3) All hydrants need bury depth called out on the plan.</li> <li>4) WWU will make the taps on existing water main for connections. WWU will supply tapping sleeve, valve, and valve box. Contractor is responsible for excavating, shoring, and means to lower materials into the ditch.</li> </ol>						