



City of Milwaukee
Department of Neighborhood Services

Plan Approval Letter

April 12, 2023

JEFFREY TREDO

Juneau Village Addition

Record #: COM-ADD-22-00005
Address: 1029 N JACKSON ST 1001

Scope of Work: Construct a new **building addition** (9,725 SFT), serving Juneau Village that has an **underground horizontal connection to an existing building**.

Proposed building is a fully sprinkled 1-story Group A-3 & B structure of Type I-A construction.

Foundation listed as existing (See attached structural analysis).

Walls and roofing are metal studs.

1st Floor Plan - Vestibule, Lobby, Bar/Dining, Security/Concierge, Club Room, Toilet, Leasing Office, Closet, Work Stations, Assist Manager, Storage, Conference, Mech, Corridor, Private Bar w/Closet, Equip, Gym, Yoga Room, Jan Closet, Women's Room w/Changing Area, Men's Room w/Changing Area.

Lower Level - Existing 2-story underground parking structure.

Dear JEFFREY TREDO,

The plan review for this project is complete and conditionally approved, subject to the following conditions:

- The number of bicycle parking spaces required for a particular use shall be as specified in table 295-404-1. Bicycle parking spaces shall be required for construction of a new building.
- The (4) parking spaces on the site are not permitted without zoning approval. This permit does not include paving for those.
- Wood blocking in Type I buildings is required to be of fire retardant treated wood.
- Provide illuminated exit signs per IEBC 805.8 and IBC 1013.
- The City of Milwaukee does not do special inspections. Contractor to provide welding certification to inspector upon request. All welds in the field shall correspond to welding nomenclature shown on the plan.
- A separate permit is required for the fireplace. Fireplaces are required to be vented.
- A separate Health Department approval, State approval, and pool permit is required for the outdoor pool.
- Separate Health Department approval is required if any food is served to the public. No serving of food to public - residents only.
- Separate permits required for: erosion control, fire protection, plumbing, electrical, and HVAC work.
- Separate permit required for occupancy.
- All work to be in accordance with SPS 361.05., ANSI A117.1 and City of Milwaukee Ordinances Ch. 290 & Ch. 295.
- This conditional approval does not constitute a guarantee of endorsement that the plans and

specifications are free of design defects or omissions; plan review oversights; that the systems will be installed in conformity with the plans; or, that the system will operate acceptably, even if installed in conformity with the plans, calculations, and specifications.

- Call Inspector Michael Ritmanich (414) 286-3362 in advance to schedule rough-in, open ceiling, and final inspections. All of the conditions of approval shall be satisfied prior to occupancy of the building. A set of approved plans must be kept at the job site at all times during construction.
- (All of the conditions of approval shall be satisfied prior to occupancy of the building.)

If Approved Plans have not been included with this Plan Approval Letter, they may be obtained at the City of Milwaukee Development and Permit Center, 1st floor, 809 N Broadway. Please refer to the Record Number at the upper right of this letter when picking up plans. The City of Milwaukee Development and Permit Center is open Mon.-Fri.; 8:00 a.m. to 4:30 p.m. for customer assistance. For further questions please call (414) 286-8207

A set of approved plans is required to be kept at the job site at all times during construction. To obtain the permit and schedule inspections click on the Record Number above or go to:

<https://milwaukee.gov/lms>

If you have questions regarding the Conditions of Approval stated in this letter you may contact me directly.

Sincerely,

Nick Curich