



12/17/2025

Brian Griehl
VJS Construction Services
W233N2847 Roundy Circle West
Pewaukee, WI 53072

**SEE RESPONSES
ATTACHED TO THIS
LETTER. 12-29-2025**

Re: Fox Den Apartments II

Dear Applicant,

On behalf of the City of Waukesha, we have reviewed the application documents submitted by VJS for the Fox Den Apartments II

Project Description

New (63) Unit Multifamily building development on Lot 4 of the Fox Den of the PUD.

The Following review comments shall be addressed prior to approval of construction documents.

General

1. Issuance of *All Engineering Requirements Met Concurrence Letter* is required prior to application for & issuance of Building Permit. Items required for issuance of Concurrence Letter include:
 - a. Final site plans with all engineering comments addressed
 - b. WisDNR WRAPP Permit/NOI, and NOI for fill site, if disturbance over 1 acre
 - c. Financial Guarantees
 - d. Payment of Impact Fees
2. Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing prior to starting construction and obtaining a building permit.
 - a. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
 - b. City of Waukesha – Engineering Division Construction Permit for all RW work (none anticipated)
 - c. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. Coordinate with Waukesha Water Utilities.
3. The construction drawings, and financial guarantees should be reviewed and approved prior to the construction being started and building permit issued. If the location of any work needs to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes.
4. SPAR review includes request for PUD Amendment. Approval of SPAR is contingent upon City approval of PUD amendment.
5. The existing parcel has a sanitary sewer lateral connecting the City's sewer main. Please provide a pre and post construction sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.
6. All work is proposed on private property and all utilities shall be private. Fox Run Boulevard is a private roadway. Documentation showing approval by neighboring properties shall be provided to City. If scope is modified to include public ROW work, a permit shall be acquired through the City prior to commencing work.
7. See all other comments, including TrackIT summary & stormwater requirements.
8. Horizontal datum should be updated to NAD 1983/2011, Vertical Datum to NAVD88. See Existing Condition Survey and City design guidelines.

Brian Griebel
VJS Construction Services
December 17, 2025

C-2

9. Where does existing 24" CMP (crushed) run to/from?

C-3

10. Include site summary table including site statistics such as disturbance area, impervious area breakdown by use, existing vs proposed land cover, parking stall count etc.

11. Radii for all proposed curb

12. Will riprap pad at NE of site be removed?

13. Provide documentation as required to perform work on neighboring properties:

a. Grading

b. Driveway connection

c. Private road sawcut & utility install

d. Stormwater basin pipe install/grading

14. Confirm with City: extent of sidewalk installation along property frontage of Fox Run Blvd.

C-4

15. Appears overland flow routing sends events north over the top of curb to neighboring bypass swale. See SWMP comments for inlet capacity. Runoff through 100 year even needs to be routed east to comply with approved SWMP.

16. Provide retaining wall detail & cross section. (2) - NE & SE locations

17. Provide traffic control plan & schedule for roadway work.

C-5

18. Appears top of curb at southern garage door opening is higher than adjacent door & concrete walk. Confirm drainage details does not provide excessive slope or flow towards building.

19. Provide inlet protection at inlets on Fox Run Boulevard

20. What is the 22' label at NE corner near FES?

C-6

21. Include grate on FES at NE corner.

22. Provide riprap pad size & detail.

C-8

23. Type D inlet protection required

SWMP

24. Provide inlet capacities. Confirm that flows through the 100 year event are routed to the appropriate BMP per approved SWMP. If inlets are unable to convey runoff volume, grading shall be adjusted to provided overland flow to BMP past the inlet capacity.

25. Provide site breakdown to verify overall impervious area as well as individual watershed to confirm composite runoff coefficient used.

26. Storm capacities for the 100 year event have been provided, these can remain but please include capacities to show conveyance during the 10 year event.

27. Appears 10 year even will backfill proposed private storm system up through the FES to the north & into the existing depression north of site. Confirm current drainage pattern of existing 24" CMP pipe north of site as well as existing depression to verify no additional ponding on adjacent properties.

Page 3

Brian Griehl
VJS Construction Services
December 17, 2025

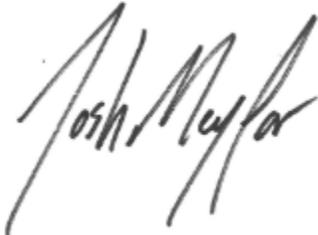
Final

Nothing set forth in this review of the construction and development documents by the City Engineer shall be construed as, nor intended to be, a waiver or release of any obligations imposed on the Developer or relieve the Developer from compliance with the City of Waukesha's ordinances, standards and policies or any other applicable state statute or administrative rule.

Plans for future improvements and additions must be reviewed by MSA prior to construction. Future improvements and additions must be in accordance with City requirements and ordinances in effect at the time of construction.

Please review this letter and address these issues at your earliest convenience. Contact me for clarification on any comments at (262) 295-7787. Construction shall not begin until the City of Waukesha has approved the plan set for the proposed improvements.

Sincerely,
MSA Professional Services, Inc.

A handwritten signature in black ink, appearing to read "Josh Meyerhofer". The signature is fluid and cursive, with the first name "Josh" and last name "Meyerhofer" clearly distinguishable.

Josh Meyerhofer, P.E.
Senior Project Engineer
jmeyerhofer@msa-ps.com | (262) 295-7787

Cc: Brandon Schwenn, City of Waukesha

RESPONSES TO CITY COMMENTS – 12/29/2025

The Following review comments shall be addressed prior to approval of construction documents.

General

1. Issuance of *All Engineering Requirements Met Concurrence Letter* is required prior to application for & issuance of Building Permit. Items required for issuance of Concurrence Letter include:
 - a. Final site plans with all engineering comments addressed – **Comment only**
 - b. WisDNR WRAPP Permit/NOI, and NOI for fill site, if disturbance over 1 acre – **Will submit to City upon receipt.**
 - c. Financial Guarantees – **By Developer**
 - d. Payment of Impact Fees – **By Developer**
2. Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing prior to starting construction and obtaining a building permit.
 - a. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf – **Will submit upon receipt.**
 - b. City of Waukesha – Engineering Division Construction Permit for all RW work (none anticipated) – **No proposed public right-of-way work so no applicable.**
 - c. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. Coordinate with Waukesha Water Utilities. – **By Developer**
3. The construction drawings, and financial guarantees should be reviewed and approved prior to the construction being started and building permit issued. If the location of any work needs to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes. – **Comment only.**
4. SPAR review includes request for PUD Amendment. Approval of SPAR is contingent upon City approval of PUD amendment. – **Comment only.**
5. The existing parcel has a sanitary sewer lateral connecting the City's sewer main. Please provide a pre and post construction sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity. – **Added this as a note (General Note 9) on sheet C-6.**
6. All work is proposed on private property and all utilities shall be private. Fox Run Boulevard is a private roadway. Documentation showing approval by neighboring properties shall be provided to City. If scope is modified to include public ROW work, a permit shall be acquired through the City prior to commencing work. – **Developer working with adjacent owner (Kohl's) to provide this documentation.**
7. See all other comments, including TrackIT summary & stormwater requirements. – **Comment only.**
8. Horizontal datum should be updated to NAD 1983/2011, Vertical Datum to NAVD88. See Existing Condition Survey and City design guidelines. – **Since this is the last phase of the Fox Den development, the horizontal and vertical control were left as used in all other phases. This was discussed and agreed upon at the meeting with City Staff.**

C-2

9. Where does existing 24" CMP (crushed) run to/from? – **Based on another site visit, the 24" cmp receives the drainage flowing from north to south however, the discharge point from the 24" is not known at the moment. Additional field work is being performed to locate where this pipe discharges to. The end of the pipe is not crushed so the word crushed has been removed.**

C-3

10. Include site summary table including site statistics such as disturbance area, impervious area breakdown by use, existing vs proposed land cover, parking stall count etc. – **A site summary has been added.**

11. Radii for all proposed curb – **The radii have been labeled.**
12. Will riprap pad at NE of site be removed? – **Yes, the riprap pad is now noted to be removed.**
13. Provide documentation as required to perform work on neighboring properties: - **Developer working with adjacent owner (Kohl's) to provide this documentation.**
 - a. Grading
 - b. Driveway connection
 - c. Private road sawcut & utility install
 - d. Stormwater basin pipe install/grading
14. Confirm with City: extent of sidewalk installation along property frontage of Fox Run Blvd. – **Based on the meeting with City staff, a sidewalk has been added on the west side of the building to connect the sidewalk along Fox Run Blvd to the sidewalk on the north side of the building.**

C-4

15. Appears overland flow routing sends events north over the top of curb to neighboring bypass swale. See SWMP comments for inlet capacity. Runoff through 100 year even needs to be routed east to comply with approved SWMP. – **Proposed spot elevations have been added along the curb line to show that the overflow path is along the curb line and if needed, down a flume into another storm sewer inlet. The storm sewer is designed through a 100-year storm event so the flow through that storm event will be directed to the existing stormwater pond.**
16. Provide retaining wall detail & cross section. (2) - NE & SE locations – **Shop drawings for the walls will be prepared and submitted to the City. For reference, the shop drawings of the walls in phase 1 have been included. The walls will be the same in this phase 2.**
17. Provide traffic control plan & schedule for roadway work. – **A traffic control plan has been added to the plan set. There are three access points to Sunset Ave and St Paul Ave so for the ease of construction the private road area near the utility work will be closed as noted on the plan.**

C-5

18. Appears top of curb at southern garage door opening is higher than adjacent door & concrete walk. Confirm drainage details does not provide excessive slope or flow towards building. - **The driveway from the overhead garage door slopes away from the building to Fox Run Blvd. The top of curb will extend above the garage floor against the building. Detailed spot elevations show how the sidewalk drains to the storm sewer inlet in the adjacent grass area.**
19. Provide inlet protection at inlets on Fox Run Boulevard- **Inlet protection was added.**
20. What is the 22' label at NE corner near FES? – **The 22 is a contour label.**

C-6

21. Include grate on FES at NE corner. – **A trash rack/grate note has been added (See callout on this sheet and note in detail on Sheet C-7).**
22. Provide riprap pad size & detail. – **The riprap pad size and detail (See Sheet C-7) have been added.**

C-8

23. Type D inlet protection required – **Revised the detail to only shown type D inlet protection (Moved to Sheet C-7).**

SWMP

24. Provide inlet capacities. Confirm that flows through the 100 year event are routed to the appropriate BMP per approved SWMP. If inlets are unable to convey runoff volume, grading shall be adjusted to provided overland flow to BMP past the inlet capacity. – **Inlet capacities have been provided (See Attachment G). Flows through the 100-year storm will be routed to the existing storm water pond as per the original approved SWMP.**

25. Provide site breakdown to verify overall impervious area as well as individual watershed to confirm composite runoff coefficient used. **-The site breakdown (See Attachment A) and individual watersheds (See Attachment B) have been included.**
26. Storm capacities for the 100 year event have been provided, these can remain but please include capacities to show conveyance during the 10 year event. **- Capacities for a 10-year storm have been added (See Attachments C and E).**
27. Appears 10 year even will backfill proposed private storm system up through the FES to the north & into the existing depression north of site. Confirm current drainage pattern of existing 24" CMP pipe north of site as well as existing depression to verify no additional ponding on adjacent properties. **- Further inspection is being performed to confirm where the existing 24" storm sewer drains to. Calculations will be provided once the existing conditions are known.**

Final

Nothing set forth in this review of the construction and development documents by the City Engineer shall be construed as, nor intended to be, a waiver or release of any obligations imposed on the Developer or relieve the Developer from compliance with the City of Waukesha's ordinances, standards and policies or any other applicable state statute or administrative rule. **- Comment only.**

Plans for future improvements and additions must be reviewed by MSA prior to construction. Future improvements and additions must be in accordance with City requirements and ordinances in effect at the time of construction. **- Comment only.**