



July 1, 2016

Jennifer Andrews, Community Development Director  
City of Waukesha  
201 Delafield St. Room 200  
Waukesha, WI 53188

RE: Commercial Preliminary Plan Review

Ms. Andrews,

The attached documents dated July 1, 2016 are revised per your June 16, 2016 email and our meeting yesterday, June 30, 2016. There were the two significant issues noted in your email to be addressed; the inclusion of the disputed current road remnant on Silvernail and the traffic control issues as discussed yesterday.

The road remnant parcel has been removed from the attached plans, which resolves this issue. However, the Applicant believes the current road remnant should be vacated and attached to the development parcel. The Applicant is working with assistant city attorney Julie Gay on the issue and will be petitioning for vacation of the area in question. We understand that when and if this occurs that a revised preliminary plan will be required for the addition of this parcel.

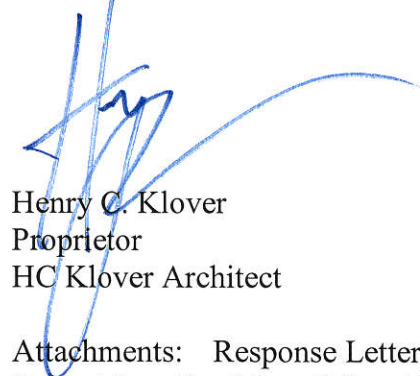
As discussed yesterday Owner's Traffic Engineer is to provide a technical memo to be sent in this afternoon or Tuesday morning after 4<sup>th</sup> of July holiday. The technical memo will review and test the peak hour factor and also review the traffic signal timing to determine if they can be programmed to provide "random arrivals" on eastbound Silvernail and northbound Grandview Road to alleviate the City's concern on the site access point.

With this resubmittal we have also revised our June 14, 2016 response letter to coordinate with the current submittal.



As discussed CFT wishes to stay on the July 13 agenda and you will review and confirm by Wednesday, July 6<sup>th</sup>. If you have any questions or concerns please feel free to give us a call.

Sincerely,



Henry C. Klover  
Proprietor  
HC Klover Architect



DATE SIGNED JUL 01 2016

Attachments: Response Letter, Preliminary Plan & Elevation Drawings, Site Plan Information, Project Location Map, Colored Site Plan, Colored Building Elevations, Exterior Renderings, Exterior Light Fixture Cut Sheets

CC: David Eskov, Vu Le, Charlie Shen, Maria Figueroa, David Luo, Justin Tran, Donald Murn, Esq., Jim Tarpey, Jaye Young, Esq., Peggy Hart, Cindy Phu