

February 23, 2026

City of Waukesha
201 Delafield Street
Waukesha WI 53188
Planning Dept.

Attn: Mr. Doug Koehler
262-524-3756
dkoehler@waukesha-wi.gov

Re: Plan Commission submission
FINAL SPAR
Lifeway Foods Waukesha Expansion
2101 Delafield Street, Waukesha, WI

Dear Mr. Koehler,

The project consists of redeveloping an existing Industrial M-1 zoned property with an approximately 47,000sf addition of new packaging lines to support the current and future needs of the existing Lifeway Foods site. The existing surrounding paved surfaces will be demolished and replaced with the new building addition. The existing site functions will remain the same.

The parking spaces provided exceed the required largest shift of 65 employees, which includes employee positions that overlap. The parking spaces available exceeds the required amount by 69%.

We offer the following information as requested for the project to be reviewed:

1. This cover letter
2. Application
3. Payment amounts to be confirmed:
 1. FINAL SPAR
 2. Civil Engineering deposit
4. Civil engineer's (Jahnke & Jahnke) letter with storm drainage narrative attached at the front of the Civil Engineering set. The Updated FINAL SPAR Plans and Letter were sent to MSA on 2/19/26 via email. Civil engineering set 6 sheets: Cover sheet, Plat of Survey/existing conditions, site geometrics, grading, utilities, soil erosion control, details
5. Plat of Survey
6. Checklist
7. Architectural plan set: Cover sheet, Renderings, Floor plans, Parking count plan, Building exterior elevations, Building sections
8. Landscape design set: Colored plan, Plans, Details
9. Soil boring report
10. Lighting Photometrics plan and fixture cut sheets



Bleck&Bleck Architects LLC

ARCHITECTURE • DESIGN • ENGINEERING

We look forward to working with the City of Waukesha on this project. Please feel free to contact Bob or me any time.

Respectfully,



Charles D. Bleck, Architect
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Email: cbleck@bleckarchitects.com

And



Robert F. Bleck, Architect
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Email: rbleck@bleckarchitects.com

