

January 30, 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
Preliminary 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. Copies of the checks for:
 1. Preliminary SPAR
 2. Civil Engineering deposit
4. Civil engineer's (Jahnke & Jahnke) letter with storm drainage narrative
5. Checklist
6. Architectural plan set: Cover sheet, Renderings, Floor plans, Parking count plan, Building exterior elevations, Building sections
7. Civil engineering set: Cover sheet, Plat of Survey/existing conditions, site geometrics, grading, utilities, soil erosion control, details
8. Landscape design set: Colored plan, Plans, Details
9. Soil boring report



Bleck&Bleck Architects LLC

ARCHITECTURE • DESIGN • ENGINEERING

The Lighting photometric plan will be submitted upon receipt from our lighting consultant with cut sheets for all the proposed fixtures.

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
Cell 773-742-9737
Email: cbleck@bleckarchitects.com

And



Robert F, Bleck, Architect
Cell 224-522-8965
Email: rbleck@bleckarchitects.com





This redevelopment project is an addition to the existing Lifeway Wisconsin facility at 2101 Delafield St Waukesha WI. 53188. The area is presently 100% paved, please see photo # 1 attached, which shows the area of the proposed addition. The new roof area will be at a lower slope than the present parking and drive area, which will lengthen the time of concentration. The longer time of concentration will reduce the storm water runoff slightly therefore no stormwater modeling or detention are required. In turn a Storm Water Maintenance Agreement is not required either as there will be no detention. Please see the Erosion Control Plans submitted, the existing roof drainage presently drains to the surface of the parking and drive area, effectively rinsing off the lot with every small rain. The proposed addition will turn lot runoff into roof runoff which is much cleaner than parking and drive runoff. As the roof runoff will be piped to the grass area South of Northview Road this will provide additional cleaning of the stormwater runoff. The net effect of this redevelopment will be to reduce total suspended solids and other pollutants running off the property.

During construction the existing area pavement will be sawcut and removed shortly after that the footings will be dug around the perimeter, effectively forming a stormwater sediment trap unlikely to overflow at all. The outside perimeter of the sawcut area will be enclosed with silt fence. Additionally, a second layer of silt fence augmented by sediment Logs (wattles) to be sure that any sediment inadvertently deposited on the pavement outside the sawcut line is still filtered prior to leaving the site. This second layer of silt fence and sediment logs (wattles will be installed at the edge of the existing pavement both North and South edges of pavement, as the addition is to be placed on the top of a hill with area drainage going both directions.

Storm water in filtration is not proposed as this site has been an industrial development since prior to 1963 and this devotement will be replacing parking lot and drive with lower slope roof runoff.

Should you have any questions or require additional information, please feel free to contact me.

Sincerely,

Robert A Krause PE

Project Manager

Jahnke and Jahnke Associates LLC

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Waukesha, WI. 53188

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Photo 1



**AREA OF
PROPOSED
ADDITION**