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July 15, 2014

To Jennifer Andrews
City Planner
City of Waukesha, WI
201 Delafield Street
Waukesha, WI 53188
Phone: (262) 547-3750

Project Meijer-276, Waukesha, WI
Sunset Drive and Tenny Avenue
Project # 20110540.0
Re Final Plan resubmission

Dear Ms. Andrews:

Let this letter serve as a follow-up to the June 11, 2014 Final Plan resubmission to the City of Waukesha which included architectural building elevations, engineering plans and stormwater report, and Tenny Avenue and Sunset Drive improvements. As outlined on July 2nd by Paul Phillips, GF at a recent meeting with City staff, Meijer has requested the GreenbergFarrow Architecture and Civil Engineering teams to reduce overall project costs to allow the project to remain economically viable.

Since the initial project submission to the City in September of 2012, project and construction costs have escalated. The revised architectural elevations and engineering plans resubmitted on July 9th for City review collectively encompass the City's architecture and engineering review comments, and public requests for screening without compromising on quality, aesthetics and value engineering.

Please note the following revisions to the architectural building elevations and engineering plans for the Meijer main store and convenience store:

Building Elevations

Front elevation remains unchanged.

Rear (South) elevation has been updated to include brick imprinted precast painted to match the face brick and occurring in between the masonry pilasters. The smaller intermediate pilasters have been updated to be brick imprinted precast painted to match the brick.

The East elevation was updated to continue the smooth precast panels to the next bay north of loading dock bay, and the northern most bay toward the corner has been updated to include brick imprinted precast painted to match the face brick.

The West elevation (Garden center), the wall (interior to the Garden center) has been clarified to be smooth precast painted beneath the canopy, and to match the brick colors. Please note this wall is mostly covered with merchandise and will not be visible.

Landscaping

The landscaping along the rear of the building, east of the South detention pond maintenance path and between the retaining walls was removed. The landscaping along the east side of the site was reduced and the landscaping along the north edge of the parking lot was slightly reduced. There remains sufficient proposed landscaping and existing vegetation to screen car headlights from abutting properties.

Site grading and retaining walls

GreenbergFarrow is currently looking at raising the finished floor elevations of the Meijer main store and convenience store, and overall site by 1-foot in elevation in order to further reduce site cut excavations and earthwork costs. The material and installation costs associated with retaining walls were value engineered by multiple retaining wall designers. Based on their recommendations, the five (5) tiered retaining wall has been revised to three (3) tiers. Retaining wall heights to be 9- to 10-feet maximum in height.

Thank you for your consideration in this matter. Please feel free to contact me directly with comments or questions at (847) 788-9200.

Sincerely,

A handwritten signature in dark ink, appearing to read "Keri Williams", is positioned above the printed name.

Keri Williams, P.E., CFM
Civil Engineering Dept. Manager

Enclosures