



11/20/2025

Charles D Bleck
Bleck & Bleck Architects, LLC
200 East Church St.
Libertyville, IL 60048

Re: Silvernail Apartments

Dear Applicant,

On behalf of the City of Waukesha, we have reviewed the application documents submitted by Bleck & Bleck Architects, LLC for the Silvernail Apartments project.

Project Description

Redevelop existing commercial office site with mixed use 50% 1st floor commercial space and 76 multi-story residential units with on site parking, site improvements and building signage.

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
 - e. Recorded Stormwater Maintenance Agreement
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.
 - 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. In accordance with Wisconsin Administrative Code A-E 2.02(4): Each sheet of plans, drawings, documents, specifications and reports for architectural, landscape architectural, professional engineering, design or land surveying practice should be signed, sealed, and dated by the registrant or permit holder who prepared, or directed and controlled preparation of, the written material.
5. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.
6. 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.
7. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.
8. Add note to drawings: Limits of final City street pavement and curb and gutter removal and replacements to be marked by City Engineering staff in field.

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9. Show accessible ADA route from ADA parking spot to building entrance.
10. See all other comments, including TrackIT summary & stormwater requirements.
11. Horizontal datum should be updated to NAD 1983/2011. See Existing Condition Survey, and City design guidelines.
12. Provide documentation from neighboring property (2307 Silvernail) for work on ingress/egress easement & outside onto that parcel.

3 OF 8

13. Provide wetland delineation report.

4 OF 8

14. Separate grading & site plan. Provide separate site plan showing Attachment B checklist items in addition to:
 - a. Sawcut limits
 - b. Extent of pavement removal
 - c. Summary table clarifying site statistics including limits of disturbance, existing & proposed impervious area, etc.
15. Striping needed adjacent to ADA spot north of building. Provide spot elevations and ADA route. If ADA route into drive isles should have diagonal striping throughout route.
16. Parking stalls along entry drive will require backing across entry traffic in order to exit site.
17. Eastern concrete curb of drive isle to remain?
18. Confirm turning radius from south bound traffic into garage doors when another car is queuing to leave.
19. What are callouts 1-5 at the south of the building? No legend?
20. Appears water flowing down the reverse crown entry @ 6.65% will not make the sharp turn west south of the building.
21. Please include construction detail of detention basin including areas, permanent water elevation, and outlet structure?
22. Provide more thorough detail of rain garden including areas & elevations.
23. Appears bottom of rain garden on plan (assumed to be 879.50 or 880) tapers to nearly 0' while detail shows a 20' bottom.
24. Provide flow from roof drain to confirm sizing of riprap stone & dimensions.
25. Provide calculations to confirm sizing of wet basin outlet riprap pad prior to wetland.

5 OF 8

26. Provide inverts of existing sanitary main within the City Easement and confirm adequate cover is retained.
27. Provide CSM & confirm City will allow grading & stormwater BMP's within the City's sanitary easement.
28. Provide information in tags legend.

SWMP

29. Additional information is needed to provide a complete review of the SWMP report.
30. Provide summary table of all required standards & outputs on summary report.
31. Provide calculations for infiltration requirements.
32. Drainage areas in models do not match the disturbed area on plan.
33. No WINSLAMM input files were provided.
34. No detail was provided for Wet Pond to confirm model design.
35. Note that SWMP is require for >1 AC of ground disturbance, >0.5 AC of additional impervious area & other parameters in Section 32.06 of City of Waukesha Municipal Code.

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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", is positioned above the printed name and title.

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

Cc: Brandon Schwenn, City of Waukesha