



04/08/2026

Darius White
Arch Solar C&I
1237 Pilgrim Road
Plymouth, WI 53073

Re: East Terrace Apartments – Solar Array (SPAR26-00017)

Dear Applicant,

On behalf of the City of Waukesha, we have reviewed the application documents submitted for the East Terrace Apartments Solar Array project.

Project Description

Installation of a 162.04 kWdc photovoltaic arrays. Rooftop will be 64.29 kW TerraGen Ballasted System. Carport will be 97.75 kW Genmounts product.

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
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
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. 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.
6. See all other comments, including TrackIT summary & stormwater requirements.
7. Show existing utilities. There appears to be existing onsite electric and potential sanitary sewer lateral.
8. No site survey showing existing features, including lot lines were included. Resubmit with adequate site survey. Horizontal datum should be updated to NAD 1983/2011. See Existing Condition Survey, and City design guidelines.
9. No checklists were submitted. Submit all required checklists for Development Submittals, including Engineering Plan Checklist & Site Plan Checklist. See City's Development Handbook.

Page 2

Darius White
Arch Solar C&I
April 7, 2026

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 that reads "Josh Meyerhofer". The signature is written in a cursive, flowing style.

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

Cc: Brandon Schwenn, City of Waukesha