



September 12, 2025

Corey Brauch  
CB Construction, LLC  
630 S Concord Rd  
Oconomowoc, WI 53066

Re: Cue Club Patio, SPAR25-00045

Dear Applicant,

On behalf of the City of Waukesha, we have reviewed the application documents submitted by CB Construction, LLC for Cue Club Patio Addition

### **Project Description**

Putting in a 6" concrete patio with extending window into a door. Surround privacy fence with landscaping in front.

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 (08/29/2025)
  - b. Financial Guarantees
    - i. Developer to provide landscaping estimate to City
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.

#### **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.

Page 2

Corey Brauch  
CB Construction, LLC  
September 15, 2025

Sincerely,  
MSA Professional Services, Inc.

A handwritten signature in black ink, appearing to read "Josh Meyerhofer". The signature is fluid and cursive, with the first name "Josh" and last name "Meyerhofer" clearly distinguishable.

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

Cc: Brandon Schwenn, City of Waukesha