

November 26, 2025

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 Final SPAR submission
Mixed use residential and commercial project
2417 Silvernail Road

Dear Mr. Koehler,

The project consists of redeveloping an existing commercial office site. The existing building and surrounding paved surfaces will be razed. The new building consists of mixed use. 50% of the 1st floor facing Silvernail Road will be commercial use. 76 multi-story residential units will be above the 1st level. A multi-level parking garage will be placed below the residential units and is on 3-levels including the 1st floor commercial space. The site slopes from Silvernail Road down approximately 16' to the south wetland rear yard. Site improvements include storm water detention, several open-air parking spaces, curbs, landscaping, site lighting, existing driveway replacement, and new utilities to replace the existing utilities.

We offer the following information as requested for the project to be reviewed:

1. This cover letter
2. Plan Commission Development Review application
3. Conditional Use Permit application
4. CSM recorded easement for ingress-egress
5. CSM City sanitary sewer easement
6. Engineering checklist
7. Architectural plan set: Overall vicinity satellite view with new proposed building, Renderings, Floor plans, Building exterior elevations, Building sections
8. Civil engineering set: Plat of Survey, Cover sheet, existing conditions, site geometrics, grading, utilities, soil erosion control, details
9. Storm water report
10. Landscape design set: plans, details and color rendered site plan, plant list cut sheets
11. Soil boring report
12. Soil boring additional boring logs
13. Payment for the Final SPAR review. 3rd party engineering deposit of \$7,500 and the architectural review fee of \$2590 to be paid.
14. Lighting photometric plan with cut sheets for all the proposed fixtures.



Bleck&Bleck Architects LLC

ARCHITECTURE • DESIGN • ENGINEERING

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
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Email: cbleck@bleckarchitects.com

And



Robert F. Bleck, Architect
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