



January 21, 2025

Gregg M Prossen
The Consortium ae LLC
893 Goldenview Ct
Oconomowoc, WI 53066

Re: Bliffert Lumber & Hardware Addition

Dear Mr. Prossen,

On behalf of the City of Waukesha, we have reviewed the application documents dated 12/30/2024 submitted by the Consortium ae LLC for Bliffert Lumber & Hardware Addition.

Project Description

Project is a 10,200 square foot warehouse addition to an existing 7,500 s.f. warehouse. Property was purchased by Bliffert earlier in 2024 after the building for several years. Building is & will be used to store residential pre-manufactured cabinetry. Bliffert receives product at this warehouse and holds temporarily until shipped to job site.

The following review comments shall be addressed prior to approval of construction documents.

General

1. See all other comments included in TRAKiT software response.
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.
 - 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.
3. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include:
 - a. Financial guaranties
 - b. Impact Fees
4. 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.
5. 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.
6. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.
7. Review all City sidewalk adjoining the property limits with a City Engineering representative. If the sidewalk meets replacement criteria due to cracking, missing pieces, or displacement, then the sidewalk will need to be removed and replaced.
8. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.
9. 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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10. Horizontal datum should be updated to NAD 1983/2011. See Existing Condition Survey, and City design guidelines.
11. Submit all required checklists for Development Submittals. See City's Development Handbook.
12. Complete all sections of applicable checklists. If items are not used, please mark as N/A to confirm item has been considered.

Title

13. Review Engineering Plan Checklist and provide all items.

C001

14. Confirm horizontal datum is NAD 1983/2011

C002

15. Roadway patches must extend to the nearest ½ road width. In this case, show sawcut and removal of full width of road.
16. Show wetland hatch on SW adjacent property. Include note that neighboring property contains wetlands and land disturbance shall not extend past property line.

C100

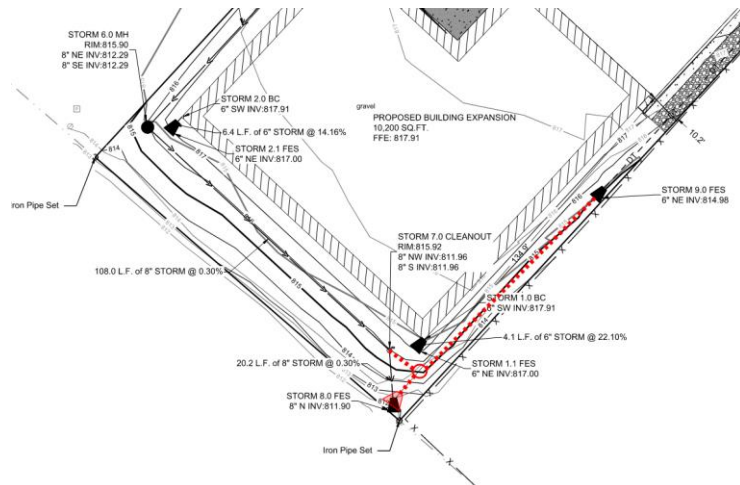
17. Plans show concrete entrance pad on NW property line to an access easement with no recorded documentation. Ensure paving is contained to property limits.

C200

18. Provide and show outlet control with sizing at all outfall locations. Details indicate rip rap pads will be utilized.
19. Freeze existing fence across proposed loading dock if it will be removed during demolition phase.
20. Modify slope tie-in to be 2' offset from SW (back) property line.

C300

21. Full sized concrete manholes may not be necessary for Storm 5.0 MH & Storm 6.0 MH
22. Provide clarification on the purpose/intent of the French Drain on the east side of the existing building. It appears the intent is to intercept additional runoff created from the new concrete sidewalk prior to draining onto neighboring property. Is there any additional water being redirected to this location?
23. Include note on maintenance of French Drain to ensure proper functionality and avoid clogging in future.
24. Storm 9.0 FES is currently shown discharging along a slope which is directed south to the neighboring property. Confirm discharge point does not detrimentally affect neighboring property use. Consider extending further south (see Comment 25)
25. To avoid point discharge referenced in comment 24, rather than discharging at Storm 9.0 FES consider running underdrain SW to a connecting structure that also accepts 8" storm pipe coming from Storm 6.0 MH. This provides single point discharge and limits the need for additional FES & riprap apron.



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26. Confirm 0.5% slope on the 91.7 LF of storm on the NW side of the building is needed. May allow for raised outfall elevation if able to match 0.3% shown on downstream pipes.

C401

27. Add City of Waukesha Curb & Gutter detail

Supporting Calculations

28. 100 year Manning's calcs were provided for the storm network. Capacity appears to be sufficient. Please update labeling to confirm calculations are completed from trench drain to ultimate outlet at Storm 8.0 FES. Currently appears to be from trench drain to Storm 5.0 MH (MH immediately downstream of the trench)
29. Please provide an exhibit showing assumed drainage areas for calculations.

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.



Josh Meyerhofer, P.E.
Senior Project Engineer
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Cc: Brandon Schwenn, City of Waukesha