



March 12, 2026

Jim Worthington
12 Gauge Construction
4125 Terminal Drive
McFarland, WI 53558

Re: Lifeway Refrigeration, 2101 Delafield Street (SPAR26-00011)

Dear Applicant,

On behalf of the City of Waukesha, we have reviewed the application documents submitted by 12 Gauge Construction for the Lifeway Refrigeration project.

Project Description

Redevelopment of existing Industrial M-1 zoned property with an approximately 47,000 sf addition for new packaging lines to support the current and future needs of the existing Lifeway Foods site. The addition includes installation of sidewalk along Northview Road Frontage, replacement of private pavement & new driveway aprons.

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 (not anticipated with current design)
 - c. Financial Guarantees (sidewalk guarantee received in conjunction with SPAR25-00052, no additional guarantees appear to be required)
 - d. Payment of Impact Fees (City provided 03/06/2026)
 - e. Recorded Stormwater Maintenance Agreement (not anticipated with current design)
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. 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. 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. This requirement is required for any Site Plan/Architectural review.
5. County ROW permit states sidewalk will be applied for at another time. Please confirm County approves of sidewalk installation or clarify County comment.
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. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.

Jim Northington
Lifeway Refrigeration
March 12, 2026

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.

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". The signature is fluid and cursive, with the first name "Josh" being larger and more prominent than the last name "Meyerhofer".

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

Cc: Brandon Schwenn, City of Waukesha