



February 11, 2026

Mike Ford
Ford Construction, Inc
1419 Poplar Drive
Waukesha, WI 53188

Re: Superior Crane Building Rebuild & Site Updates – SPAR26-00003

Dear Applicant,

On behalf of the City of Waukesha, we have reviewed the application documents submitted for Superior Crane Site updates at 400 Wilmont Drive

Project Description

Join property between addresses 400 & 308 Wilmont Dr via CSM. Demolish building at 400 Wilmont Drive. At the location of the demolished building, construct a new 31,324 sf building. The new building will be used for manufacturing large cranes.

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. Recorded CSM
 - c. WisDNR WRAPP Permit/NOI, and NOI for fill site, if disturbance over 1 acre (appears plans will keep disturbance below the 1 acre threshold)
 - d. Financial Guarantees (for work in ROW. Developer to provide cost estimate, City to review & approve)
 - e. Payment of Impact Fees (City to provide summary based on additional sf of building)
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. City of Waukesha – Engineering Division Construction Permit for all RW work.
 - c. 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. 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.

Mike Ford
Ford Construction, Inc
February 11, 2026

7. Include applicable City standard details.
8. Provide additional grading detail.

C100

9. Appear public sign will need to be relocated to accommodate the proposed driveway apron.
10. Include City notes from C200.
11. Public ROW permit will be needed for work within the ROW.

C200

12. Provide spot elevations at proposed driveway apron. It appears elevations show ROW runoff will enter driveway apron directly to the overhead door. Driveway apron should have positive slope toward ROW. Current contours appear to tie into back of full head curb which will not be the case in proposed conditions.
13. Will downspouts discharge at grade? Proposed building approximately doubles the surface discharge between 404 Wilmont Drive. Provide capacity and detailed grading to confirm additional flow will not negatively impact the neighboring property.
14. South portion of proposed building does not match layout shown on the landscaping and architectural plans. Provide clarification on ADA parking location for new building. Provide detailed grading in this area.
15. Provide detailed spot elevations south of building. Appears there should be an 820 contour as well.
16. Include applicable City standard details including driveway apron, curb etc:
 - a. [2025 Standard Detail Drawings.pdf](#)
17. Drive apron width (122') does not meet City ordinances (6.13) and will require approval of PC & Common Council prior to Engineering approval.
18. Prior review letter stated that consideration should be given to directing overland flow south to the ROW. It appears this was not incorporated into updated plan. South FL equals FFE creating 0% concrete slope at the building corner. Confirm concrete grading adjacent to building does not direct flow toward building.
19. SW requirements are not applicable contingent upon subgrade remaining undisturbed in portions of the site. Contractor should be aware of this requirement. Note that if ground disturbance is observed exceeding the threshold during construction, SW requirements will be instated.

Page 3

Mike Ford
Ford Construction, Inc
February 11, 2026

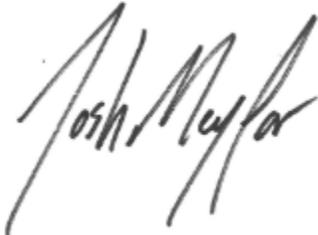
Final

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, 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 | (262) 295-7787

Cc: Brandon Schwenn, City of Waukesha