



October 23, 2025

Robert F Ford
Ford Construction Company
1419 Poplar Drive
Waukesha, WI 53188

Re: Waukesha Iron Fines Building (SPAR25-00053)

Dear Applicant,

On behalf of the City of Waukesha, we have reviewed the application documents submitted by Ford Construction Company for the Waukesha Iron Fines Building project.

Project Description

Pre-engineered metal building for storage of metal parts. The building includes a concrete slab.

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. Payment of Impact Fees
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. See all other comments, including TrackIT summary.
6. Horizontal datum should be updated to NAD 1983/2011. See Existing Condition Survey, and City design guidelines.
7. Concrete slab encroaches on (2) of the easements shown. Provide confirmation from WE Energies that this is acceptable within easements.
8. Label overhead wires on plans
9. Existing are is gravel counting as 50% impervious. The net increase in impervious area & limits of disturbance are both under the threshold for requiring stormwater management.
10. Note that a running total of additional impervious area is on file with the City and once increased impervious are exceeds SWMP threshold, the site will be required to add appropriate BMP's.

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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", is positioned above the printed name and title.

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

Cc: Brandon Schwenn, City of Waukesha