



July 11, 2025

Jim Arneson  
Fox Arneson  
5972 Executive Dr, Suite 100  
Madison, WI 53719

Re: Woodman's Car Wash, 1610 East Main Street

Dear Mr. Arneson,

On behalf of the City of Waukesha, we have reviewed the CSM submitted on 06/23/2025 by Fox Arneson for the Woodman's Car Wash.

### **Project Description**

Development consists of a car wash and fueling canopy, along with parking stalls and associated landscaping. Storm sewer, sanitary sewer, and water service will be installed.

### **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 (received 06/23/2025)
  - b. Recorded CSM
  - c. WisDNR WRAPP Permit/NOI, and NOI for fill site, if disturbance over 1 acre
  - d. 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 Utility)
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.

### **Recommendation**

MSA recommends that the City of Waukesha accept the plans contingent on these comments and recommend approval for the construction plans dated 06/23/2025. Revised final plans shall be submitted prior to the start of construction that address these comments.

Jim Arneson  
Fox Arneson  
July 11, 2025

**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 more prominent than the last name "Meyerhofer".

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

Cc: Brandon Schwenn, City of Waukesha