



July 15, 2025

Patricia Chin
GRAEF
275 W. Wisconsin Ave, Suite 300
Milwaukee, WI 53203

Re: 2001 S. Prairie Ave, Weldall Mfg, Inc. – Building Addition – SPAR25-0017

Dear Ms. Chin,

On behalf of the City of Waukesha, we have reviewed the application documents submitted on 06/24/2025 by GRAEF for the Weldall Mfg Inc. Building Addition.

Project Description

Design and construction of a 52,300 sf building addition to the existing manufacturing facility located at 2001 S. Prairie Ave, as well as all related paving, utility and site grading work. No new sanitary or water connections are proposed. All stormwater run-off will be captured and conveyed to the existing stormwater retention pond to the west of the project site.

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 (no longer required due to new building layout)
 - c. WisDNR WRAPP Permit/NOI, and NOI (outstanding)
 - d. Payment of Impact Fees (City to provide upon finalizing plans)
 - e. Recorded Stormwater Maintenance Agreement (none longer required with updated 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. 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 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.

C100

4. Although it is stated that no CSM is required, show property lines throughout plans.

C200

5. Survey shows existing 28" RCP discharging into SW pond. Proposed storm system is shown as 36". Intent is to remove the existing 28" RCP? If so, adjust line type to show removal.
6. Clarify difference between line types for removal & abandonment of storm utilities.

C300

7. Note that ADA parking markings should be flipped to be readable when entering stall.

C400

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8. Updated layout appears to address existing comments & meet City standards.

C500

9. Add note stating: "Any disturbance to clay liner in existing wet pond shall be restored with DNR approved clay liner material & inspected to confirm it holds water."
10. Add note stating: "Any modification to the existing wet pond shall be restored to existing conditions at minimum and modifications shall not impede stormwater functionality."

SWMP

11. Appears exhibit label sheets are missing from report.
12. Storm sewer report: please clarify intensity used to calculate 10 year capacity or provide IDF curve data.
13. As-built survey shots of SW modifications shall be submitted for recording as an SWMA addendum once complete. If the existing outlet control device has been modified from the originally approved & recorded SWMP, an Addendum to the SWMA with exhibits needs to be provided.
14. Updated stormwater & storm sewer calculations appear to meet City standards.

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