



06/18/2026

Daniel Colvin
Riley Construction
5301 99th Ave
Kenosha, WI 53144

Re: INNIO Plant Expansion (SPAR26-00035)

Dear Applicant,

On behalf of the City of Waukesha, we have reviewed the application documents for the INNIO Plant Expansion Project.

Project Description

The purpose of this project is to construct a new end-of-line testing, painting, and shipping space within the existing INNIO campus to support the production of a new engine line. The building addition will primarily consist of a precast concrete panel exterior façade. The engine test cells, located along the southern side of the addition, will be constructed of cast-in-place concrete to meet the structural and performance requirements of the testing operations.

Subject to approval, the addition and associated engine production lines are anticipated to generate a plethora of new jobs at the existing facility, representing a substantial investment in the continued growth and long-term operation of the campus.

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 (05/07/2026)
 - d. Financial Guarantees (Developer to provide estimates for stormwater management construction and any ROW work. City to review and approve)
 - e. Payment of Impact Fees (City to provide)
 - f. Recorded Stormwater Maintenance Agreement
 - g. Recorded sanitary easement vacate
 - h. Recorded sanitary easement grant
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. See all other comments, including TrackIT summary & past reviews.

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June 18, 2026

General

4. Sanitary easement grant must be accomplished through a separate recordable document. This cannot be included in the SWMA for sanitary easement recording.
5. Note that transfer of ownership from City to Innio of the sanitary main onsite may be required in addition to sanitary easement vacate. To be coordinated through City Attorney.

ALTA Survey

6. Repeat of previous comment as City & Developer are coordinating approach:
*Survey indicates encroachments. These should be remedied as part of this project.
This may be addressed in separate documents as SPAR progresses; however City shall retain Financial Guarantee until encroachments have been addressed. As part of the separate documents, please provide 1' sidewalk maintenance easement adjacent to the ROW.*

Plans

7. Plans appear acceptable. MSA recommends for approval.

SWMP

8. Per previous review, MSA concurs that the project would qualify as a redevelopment project in the context of Waukesha's post-construction stormwater management ordinance.

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
jmeyerhofer@msa-ps.com | (262) 295-7787

Cc: Brandon Schwenn, City of Waukesha