The Avenue
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

collaborate / formulate / innovate

June 23, 2025

Josh Meyerhofer, P.E.
MSA Professional Services, Inc
220 E Buffalo Street
Milwaukee, WI 53202

SUBJECT: Responses to Comments Regarding 2001 S Prairie Ave, Weldall Mfg, Inc. – Building Addition – SPAR25-0017

Dear Josh:

Thank you for your timely review of the above referenced project. Below, please find our responses to the comments received from MSA on June 11th, 2025.

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
      GRAEF Response: *Understood.*

   b. Recorded CSM
      GRAEF Response: *The building footprint has been adjusted such that it no longer spans the internal lot line, necessitating the need for a CSM at this time.*

   c. WisDNR WRAPP Permit/NOI, and NOI
      GRAEF Response: *Understood.*

   d. Financial Guarantees
      GRAEF Response: *Not applicable. No public utilities are proposed with this project.*

   e. Payment of Impact Fees
      GRAEF Response: *Understood.*

f. Recorded Stormwater Maintenance Agreement
GRAEF Response: *A Stormwater Management Agreement, SWA 4654932 was recorded for this pond on March 3, 2022. No modifications are proposed to the existing stormwater pond that will necessitate amendments to this Agreement.*

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
GRAEF Response: *Understood.*

b. City of Waukesha – Engineering Division Construction Permit for all RW work.
GRAEF Response: *No work is being proposed in the City Right-of-Way at this time.*

c. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. Coordinate with Waukesha Water Utilities.
GRAEF Response: *Understood. GRAEF will coordinate with Waukesha Water Utilities if up-sizing of the existing water service is deemed necessary to serve the new building addition.*

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.
GRAEF Response: *Understood.*

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.
GRAEF Response: *Understood. All sheets will be signed and sealed upon approval of remaining comments*

5. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.
   GRAEF Response: *Note has been added to the General Notes.*

6. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.
   GRAEF Response: *Note has been added to the General Notes.*

7. Add note to drawings: Limits of final City street pavement and curb and gutter removal and replacements to be marked by City Engineering staff in field.
   GRAEF Response: *Note has been added to the C200 sheet.*

8. Review all City sidewalk adjoining the property limits with a City Engineering representative. If the sidewalk meets replacement criteria due to cracking, missing pieces, or displacement, then the sidewalk will need to be removed and replaced.
   GRAEF Response: *Understood.*

9. Horizontal datum should be updated to NAD 1983/2011. See Existing Condition Survey, and City design guidelines.
   GRAEF Response: *Revised with new Survey.*

10. Submit all required checklists for Development Submittals. See City's Development Handbook.
    GRAEF Response: *Understood. Checklists have been included in this submittal.*

11. See all other comments included in TRAKiT software response.
    GRAEF Response: *A separate comment response letter is included which addresses the comments from the City of Waukesha.*

12. No sanitary sewer or water connections are proposed. The renderings show additional plumbing fixtures including sinks, toilets & showers in the addition. Provide E Plan Exam approval & coordinate with Waukesha Water Utility to verify current utility services are acceptable.
    GRAEF Response: *Understood.*

C100

13. Provide information for survey currently shown as “XXX” including benchmarks and datum. Note applies to additional pages under general notes section.
    GRAEF Response: *Revised and updated with new Survey.*

14. All existing inverts are shown as “XXX”
    GRAEF Response: *Revised and updated with new Survey.*

C200

15. Note that silt fence is shown across existing pavement and silt sock is likely to be used in this location. Include silt sock detail.
    GRAEF Response: *Silt Fence location has been revised to be located outside of existing pavement limits.*

C300

16. Per discussion at preliminary meeting, the new building layout will require a CSM joining both Weldall lots as it crosses the current property line.
    GRAEF Response: *Building layout has been adjusted such that it no longer spans the internal lot line.*

17. No ADA parking spaces are shown at the proposed addition. Please confirm acceptable ADA parking & access route is present at alternate location for the building.
    GRAEF Response: *Five (5) ADA parking stalls have been added to the parking lot, bringing the count to seven (7) stalls over the total count of 222 stalls between the north and south lots.*

C400

18. If proposed condition produces increased concentrated flow at the discharge point to the existing wet pond, consider reinforcing pond slope to avoid erosion.
    GRAEF Response: *Rip Rap has been added at the pond outfall structure to ensure slope stability at this discharge pointl.*

19. Note that proposed parking lot grading from existing building at 1901 S. Prairie Ave south will drop elevations by up to 2’ in some areas and create cross slopes up to 5%.
    GRAEF Response: *Noted. Grades have been adjusted to minimize drive aisle cross-slopes for better maneuverability of facility truck traffic.*

20. Last elevation of overland relief route (825.49) is higher than the up slope elevations (825.23,825.34,825.39) and therefore dictates the ponding in storm events exceeding grate capacity or in clogged conditions. Recommend dropping modifying elevation to provide progressive overland relief.
    GRAEF Response: *Revised.*

21. Please confirm overland relief route near locker room “bump out”. Spot elevations show high point of 825.48, is this to be the overland route?
    GRAEF Response: *Revised and clarified on plans.*

22. Proposed FFE = 825.93 while existing FFE=825.71. Confirm intent is to have proposed building ~3” higher.
    GRAEF Response: *FFE of the existing building has been revised to reflect the average elevations of the egress thresholds of the as surveyed by GRAEF in May, 2025.*

23. Provide additional spot elevations on east side of building to confirm water is not flowing to the building (826.00 vs 825.93)
    GRAEF Response: *A detail inset has been added to the Site Grading Plan for clarification of the proposed grades in this area.*

C500

24. Confirm Existing STO Inlet Rim El 827.62 Appears rim elevations vary in plans.
    GRAEF Response: *Clarified on plans.*

25. Although not shown in proposed planset, 2008 plans show that this storm inlet is connected to storm network from the northern parking area. Show and include in calculations, the area from the north parking area flowing into the proposed system.
    GRAEF Response: *Plans have been updated to show existing stormsewer insfrastructure per field survey and observations. Storm Sewer Calculations include all areas draining to the existing pond as shown in the Stormwater Memorandum (included in submittal).*

SWMP

26. Provide pipe and inlet capacity calculations showing 10 year capacity.
    GRAEF Response: *Storm Sewer Calculations have been included in the Stormwater Memorandum (Attachment G).*

27. Provide watershed map showing assumed runoff areas, including roof drainage.

GRAEF Response: *The Stormwater Memorandum has been updated to include both an Overall Drainage Boundary Exhibit (Attachment B), and an Internal Storm Sewer Drainage Boundary Exhibit (Attachment F).*

28. Provide calculations indicating 100-year flows are safely conveyed to pond. Overland flow in larger events is allowed so long as there is no risk of flooding existing or proposed buildings.

GRAEF Response: *Storm Sewer Calculations have been included in the Stormwater Memorandum (Attachment G).*

29. It appears that approximately 9.8 acres of land is directed to the west pond, not 6.9 acres that was planned for in 2008. Design should be re-evaluated to assess for possible off-site areas contributing to both the storm sewer design and stormwater pond function.

GRAEF Response: *An updated survey was completed by GRAEF in May 2025. This data, in conjunction with GIS Topography and design contours from work done by Payne & Dolan in 2019, was used to delineate the drainage area contributing to the existing wet pond. The Overall Drainage Boundary Exhibit (Attachment B) details this drainage shed on the site.*

30. The redesign of the pond outlet control structure should be assessed for the impact on water quality treatment. Calculations completed by MSA suggest that there will be a reduction in water quality treatment if the outlet is replaced with 3-4" orifice as proposed. It is recommended that the pond should be designed to achieve 80% TSS reduction which would have been the standard required when the site development plan was originally proposed.

GRAEF Response: *An updated survey was completed in May 2025, providing a more accurate view of the construction of the existing stormwater ponds and outfall structures. Analysis of this data shows that the wet pond will remain in compliance with the City of Waukesha's run-off reduction requirement without need for modifications. The existing pond will also see an improvement in TSS removal, as analyzed by WinSLAMM, from the 75% noted in the 2008 Stormwater Report to 78.12% with the proposed redevelopment.*

Sincerely,

Patricia Chin
Site Development Civil Engineer

PMC:pmc
[Type the file location name - Then Hit F11]

Enclosed:
Plan Commission Application – Weldall MFG Expansion, 2001 S Prairie Ave
Cover Letter – Weldall MFG Expansion, 2001 S Prairie Ave
Site Plans – Weldall MFG Expansion, 2001 S Prairie Ave
Stormwater Memorandum – Weldall MFG Expansion, 2001 S Prairie Ave
Elevations & Architectural Plans – Weldall MFG Expansion, 2001 S Prairie Ave
Renderings – Weldall MFG Expansion, 2001 S Prairie Ave
Development Review Checklist – Weldall MFG Expansion, 2001 S Prairie Ave

cc: Brandon Schwenn, City of Waukesha
Charlie Griffith, City of Waukesha