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June 23, 2025

Charlie Griffith, AICP
City of Waukesha
201 Delafield St.
Waukesha, WI 53188
CGriffith@Waukesha-WI.gov

SUBJECT: Weldall MFG Expansion – Final Site Plan and Architectural Review

Dear Charlie:

Enclosed please find the City of Waukesha Application for Development Review for the Weldall MFG Expansion project located at 2001 S Prairie Ave.

This redevelopment project will include the 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. All sanitary and water services will be routed through the existing building, with no new services proposed.

Displaced storm sewer infrastructure will be reconstructed to the north of the building addition to capture and convey run-off to the existing retention pond located to the west of the proposed project area. There will be minimal change to impervious surface coverage on the site, with the proposed building addition located within an area of existing paved parking. As such, a Stormwater Memorandum will be provided in place of a Stormwater Management Plan to show that the existing stormwater retention basin on-site will maintain compliance with the City of Waukesha Municipality Code, Chapter 32 following construction of the redevelopment.

Topographic survey for this site was completed by GRAEF in May 2025, expanding upon a previous survey for the north parcel of the development was completed by Payne & Dolan in 2024. As this project does not encroach upon any internal setback or property lines, a CSM to combine the adjacent parcels owned by the client will be completed at a later date.

Thank you for your time and consideration of this project. Please reach out to me with any questions or concerns at (262) 266-9129, or Patti.Chin@GRAEF-usa.com

Sincerely,

A handwritten signature in black ink, appearing to read 'Patti Chin'.

Patricia Chin
Site Development Civil Engineer