



09/15/2025

Mark Schneider
One Source Construction
3065 N. 124th Street, #202
Brookfield, WI 53005

Re: Bakers Quality Addition (SPAR25-00042)

Dear Mark,

On behalf of the City of Waukesha, we have reviewed the application documents submitted by One Source Construction for the Bakers Quality Addition.

Project Description

Propose addition for cold storage. The addition will be 4,885 SF and be 40' tall with mechanical room and modification to existing loading dock.

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. Payment of Impact Fees
 - i. City to provide summary
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. 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, 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.
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.
5. Submit copy of geotechnical report if available.
6. See all other comments, including TrackIT summary
7. Horizontal datum should be updated to NAD 1983/2011. See Existing Condition Survey, and City design guidelines.
8. Submit all required checklists for Development Submittals. See City's Development Handbook.
9. Provide inlet capacity calculations & pipe capacity calculations. Note that in existing & proposed conditions, large areas of impervious area appear to flow to depressed loading dock area.

C1.01

10. Confirm size of existing storm pipes. Existing information appears to show N/S & EW pipe surrounding the site is varies from what is shown. Note Sheet C1.01 indicates an 18" pipe flowing into a 12" pipe @ EX. Stm MH 1527

Mark Schneider
One Source Construction
September 15, 2025

C1.03

11. Note that it appears there is ~12' between west edge of proposed mechanical room & existing retaining wall for loading dock. New overhead door is proposed. Confirm this is adequate space for intended vehicles to maneuver for deliveries.

C1.05

12. Specify casting for STM 2. Confirm capacity for accepting runoff area.

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", is written over a light blue horizontal line.

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

Cc: Brandon Schwenn, City of Waukesha