

June 23, 2025

Josh Meyerhofer, P.E.
Senior Project Engineer
MSA Professional Services, Inc
220 E. Buffalo St., Milwaukee, WI 53202

Subject: City of Waukesha – Woodman's Car Wash

Dear Mr. Meyerhofer:

Below are the responses of raSmith, **in red**, to the Preliminary Site Plan & Architecture Review letter, for the proposed Woodman's Car Wash in Waukesha, dated May 29, 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
Acknowledged.
 - b. Recorded CSM
Acknowledged.
 - c. WisDNR WRAPP Permit/NOI, and NOI for fill site, if disturbance over 1 acre
Acknowledged.
 - d. Payment of Impact Fees
Acknowledged.
 - e. Recorded Stormwater Maintenance Agreement or Amendments to existing if needed
No amendment to the stormwater maintenance agreement is needed, see response to #18.
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
We will apply for this permit in the near future.
 - b. City of Waukesha – Engineering Division Construction Permit for all RW work.
There is no proposed work in the right of way, so this permit will not be applied for.
 - c. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project.
Acknowledged.
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.
Acknowledged.



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4. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details. It is understood that no work is currently proposed within ROW.
This note has been added to sheet C800.
5. 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.
Acknowledged. The contractor will meet with City staff onsite to discuss prior to construction.
6. The existing parcel has a sanitary sewer lateral connecting the City's sewer main. Please provide a pre and post construction sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.
Acknowledged. The contractor will televise the sanitary lateral before and after construction.
7. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way. It is understood that no work is currently proposed within ROW.
This note has been added to sheet C800.
8. 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. It is understood that no work is currently proposed within City street pavement or curb and gutter.
This note has been added to sheet C800.
9. See all other City review in TrackIT summary.
Acknowledged.

C100

10. Horizontal Datum shall be NAD 1983/2011. See Existing Condition Survey, and City design guidelines.
Horizontal datum has been updated.

C300

11. Curb ramp shown with ADA stall adjacent. If intended to serve ADA please include:
 - a. Detectable warning field on ramp
Warning fields added to all curb ramps.
 - b. Show ADA accessible route and intended destination
The purpose of the ADA parking stall at the car wash is for the car wash employee. There are no goods or services sold in the car wash building (aside from the car wash services, in which customers will remain in their cars), so there is no need for sidewalk access anywhere else on the site.
 - c. Verify 6' sidewalk width if adjacent to back of curb
The sidewalk on the north side of the car wash building is not intended for ADA access. It is only for vacuum customers who need some additional space as they vacuum and clean their cars. We plan to keep the current concrete width as shown. Per a call with Josh Meyerhofer on 6/11/2025, this will be acceptable to the City.



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12. Canopies at Car Wash isles are labeled as "Proposed Fuel Canopies". It is assumed that the term "Fuel Canopy" is used encompass the type of canopy, but please confirm there are no proposed fueling stations present in this location.

Callout text has been revised to clarify that the canopies are not fuel canopies.

C400

13. It appears that the grassed swale along the south side of the site has ~1" of variance between the top of curb (879.77) for overland relief & the top of swale (879.86). Although capturing a relatively small area, it is noted this allows for very little room for error during construction. Care should be taken during construction to ensure this area is being captured & overland relief is maintained to the appropriate areas.

To ensure additional construction tolerance, we have revised the grades slightly in this area.

C500

14. Please provide clarification on proposed BMP to satisfy runoff from the fueling station per City Code 32.10.D.5.

Per an email from Josh Meyerhofer on 6/12/2025, this requirement will be met with a SNOUT device on all structures that accept runoff from the fuel island area. The only inlet that accepts runoff from the fuel canopy is STO INLET 100. A note has been added on the utility plan, and the corresponding details are added to sheet C703.

15. Appears EC blanket should extend around SE corner of site.

Erosion control blanket extents have been increased to the SE corner of the building.

C600

16. It is noted that Correlator Pit plans will be provided with separate plan submittal. Review of connection and constructability has not been completed for this item.

See attached architectural, structural, and MEP plan set which was sent to the City by FoxArneson on 6/5/2025.

SWMP

17. Proposed SWMP utilizes Wet Ponds that were design and constructed as part of the 2012 site improvements. An assumed impervious percentage of 85% was used in the 2012 approvals. The proposed site has an impervious percentage of 72%. The City has indicated that meeting the 2012 approved impervious percentages across the outlot is acceptable to satisfy stormwater requirements. Based on this criteria, the site meets City standards and MSA has no further comments.

- a. It is noted that the 2012 report utilizes rainfall event values that are less than required for current stormwater management standards.
- b. It is noted that the 2012 plans indicate the entirety of the outlot will be captured and directed to Pond 1 for treatment. Although efforts have been made to capture majority of the runoff, it does appear a small portion of the pervious area on the SE corner of the lot will not be directed to the onsite BMP.

Acknowledged.

18. Maintenance agreement amendment may be needed if Oil & Grease BMPs are included for runoff treatment from the fueling area.

Per an email from Josh Meyerhofer on 6/12/2025, since the original Woodman's Food Market Stormwater Maintenance Agreement already includes a provision for oil/water separators, no modification to the Stormwater Maintenance Agreement is needed.

Storm Sewer Report

19. Maximum ponding depth for STO INL 100 is shown as 0.30'. It is assumed this elevation would be



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centerline of the private road. Although no centerline elevation is shown at that location on existing conditions, east & west elevations appear that ponding depth to CL may be closer to 0.15' or 0.20'. Please confirm ponding depth to verify inlet capacity.

Existing spot grades were included on sheet C400 showing the centerline elevation provides 0.30' of ponding.

20. No inlet calculations are provided for Nyloplast area inlets in grassed swale, please include.

Inlet calculation for Nyloplast inlets was added to the report.

If you should have any additional questions, please email me at Andrew.stasiukevicius@rasmith.com or call me at 262-901-2230.

Sincerely,
R.A. Smith, Inc.

A handwritten signature in blue ink, appearing to read 'Andrew Stasiukevicius'.

Andrew J. Stasiukevicius, P.E.
Project Engineer

Enclosures:

1. Civil, LA Plans
2. Storm Sewer Design Report
3. Comment response letter to City Trackit Project Review
4. Architectural, structural, and MEP plans
5. Application for Final SPAR
6. Development Checklist

C:

Robin Grams and Doug Koehler (City of Waukesha)
Jim Arneson (FoxArneson)
Paul McIlheran (raSmith)