



February 5, 2025

David Belman  
Belman Homes Inc.  
1407 E. Sunset Drive  
Waukesha, WI 53189

Re: Certified Survey Map – 0 Big Bend Road (WAKC 1350994)

Dear Mr Belman,

On behalf of the City of Waukesha, we have reviewed the application documents dated 02/21/25 submitted by Belman Homes Inc for the CSM of 0 Big Bend Road (WAKC 1350994)

**Project Description**

Dividing a lot to build and dedicate 2 brand new single family homes to be given mortgage free to injured combat veterans through Operation Finally Home and builder Belman Homes. The plan is to start one project then, upon completion, build a second home to help 2 families.

The Following review comments shall be addressed prior to approval.

1. Checklist indicates a comprehensive site grading drainage plan has been completed; however none has been provided. Please update.
2. No vertical datum noted on CSM. Survey documentation shall reference: Horizontal: North American Datum of 1983/2011; Vertical: North American Vertical Datum of 1988 (12)
3. City of Waukesha Code of Ordinances Chapter 23.051 (4), which refers to 23.04 (4)(h) requires CSM show topography at 2' intervals.
4. Verify deed matches the entire property as shown.
5. Provide 1' sidewalk easement to the City of Waukesha along Big Bend Road.
6. See CSM for additional markups.

**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.

Sincerely,  
MSA Professional Services, Inc.

A handwritten signature in black ink that reads "Josh Meyerhofer". The signature is fluid and cursive, with the first name "Josh" being more prominent than the last name "Meyerhofer".

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

Cc: Brandon Schwenn, City of Waukesha