

February 23, 2026

Josh Meyerhofer, P.E.
220 E. Buffalo Street
Milwaukee, WI 53202



Engineering Review Comments for Meadowbrook Road – Public Road Site Plans.

Dear Mr. Meyerhofer,

Enclosed you will find our responses (**BOLD**) to the comments provided by the City of Waukesha regarding Meadowbrook Road – Public Roads Site Plans and Stormwater Management Plan dated 02/23/2025.

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
 - b. Recorded CSM
 - c. WisDNR WRAPP Permit/NOI, and NOI for fill site, if disturbance over 1 acre
 - d. Financial Guarantees
 - e. Payment of Impact Fees
 - f. Recorded Developer's Agreement
 - g. Recorded Stormwater Maintenance Agreement
 - **Noted**
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. City of Waukesha – Engineering Division Construction Permit for all RW work.
 - c. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. Coordinate with Waukesha Water Utilities.
 - **All necessary permits will be obtained prior to beginning work.**

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.
 - **Noted**
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.
 - **Each design sheet has stamp within the borer.**
5. Submit copy of geotechnical report. Confirm elevation of water table on site.
 - **Geotechnical report included in submittal.**
6. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.
 - **Note has been added.**
7. 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.
 - **Work will be coordinated with the developer, contractor, and City Engineering Department.**
8. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.
 - **Note has been added.**
9. 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.
 - **Note has been added.**
10. See all other comments, including TrackIT summary & stormwater requirements.
 - **Stormwater design is continuing to be improved and will address all review comments once received.**
11. Horizontal datum should be updated to NAD 1983/2011. See Existing Condition Survey, and City design guidelines.
 - **Design datum will be shifted and CAD files will be provided prior to final approved plans.**
12. Submit all required checklists for Development Submittals. See City's Development Handbook.
 - **Checklists have been included.**
13. Application form does not appear to be filled out.
 - **Application has been completed.**

14. Provide all approved permits from DOT & State.

- **WisDOT permit application has been included in this submittal.**

15. SWMP comments to follow in separate letter.

- **Noted.**

C0.0

16. City preference is for Country Crest Lane to continue north without intersection. Connection to the ProHealth addition would be a typical drive entrance along the ROW rather than at an intersection.

- **The current layout was coordinated with the assistance of City staff several years ago. The intent is separate the future residential road from the traffic going in and out of the ProHealth property. If required, the road alignment and CSMs can be revised to eliminate the intersection.**

C2.0

17. Grading should be proposed in the 30' storm and drainage easement where Infiltration basin P-4 spillway discharges. No additional overland flow should be directed to the north side of Tara Hill court drainage.

- **Grading within the easement has been provided.**

18. Provide details for storm pipe sizing and elevations.

- **Storm sewer calculations and details have been included in this plan set.**

C3.0

19. Provide agreement with neighboring property for grading on adjacent parcel.

- **Exact documents can be provided once they have been completely gathered. The project property owners have retained easements on the current church property to complete necessary grading work on the property and it is our understanding that there is language in the Tara Hills developers agreement that allows for disturbance associated with the relocation of the emergency access off of STH 18.**

C4.01

20. Provide turn around at termination of Red Maple Way.

- **Paved turn around will be provided with final plans.**

C5.0

21. Appears no pretreatment for inlets discharging into infiltration basin P-3

- **Storm structures have been called out as catch basins.**

Please feel free to contact me with any questions, comments or to further discuss the updated plan

Sincerely,



Dan Scherer, P.E.
Trio Engineering