

November 13<sup>th</sup>, 2025

City of Waukesha Staff  
201 Delafield Street  
Waukesha, WI 53188



RE: Project Number: SPAR25-00043

Dear City of Waukesha Staff,

Enclosed you will find our responses to your comments dated from August 27<sup>th</sup>, 2025 regarding the plans for River Road Villas in Waukesha, WI.

### List of Reviews

#### Erosion Control

1. Obtain city of Waukesha erosion control permit
  - **Noted.**

#### Sanitary Sewer

1. Need to have a discussion with DPW/ENG if this sewer is to be public or private and how the property to the west will be served. This may affect the sanitary sewer layout and easements.
  - **The sanitary sewer will be private per discussion at the city staff meeting.**
2. The existing stub to the property from the manhole south of Prop MH 1 shall be abandoned and the manhole modified to maintain the flow in the mainline channel.
  - **Provided.**
3. Sanitary structures numbers to be assigned by the Engineering Division.
  - **Noted.**
4. A record drawing of the sanitary/storm sewer facilities sealed by a professional engineer or registered land surveyor shall be submitted to the Engineering Division.
  - **Noted.**

At a minimum the drawing should include:

- Rim/cover elevation
- Invert elevation
- Distances
- Slopes
- Materials
- Contractor
- Installation dates (month and year completed)
- Any notes related to major field changes (ie additional/deleted structures, etc.)
- Signed and sealed by professional engineer or registered land surveyor
- Autocad drawing for importing into GIS

A redlined copy of the plans with the proposal information crossed out and the actual information next to it is acceptable and helps the review process.

- **Noted. As-built data to be provided in future.**

A video of the completed sanitary lateral from the building to the mainline sewer shall be submitted to the Engineering Division.

- **Noted.**

#### **Storm Sewer**

5. It appears the 6" perforated underdrain from the bioretention basin P-1 will be into the asphalt base course and the top of the pipe will just be below the bottom of the asphalt.
  - **Pipe downsized to 2.5" and is no longer within cross section.**

#### **Engineering Construction**

6. All work in the right of way will require inspection to be done by the city and to be done according to city specifications. The city specifications can be found on the city's website. 24-hour notice must be given prior to inspection. For all work in the ROW contact Mat Vincent (mvincent@waukesha-wi.gov). Water utility will be required to inspect water utility work. Permanent repair of roadway will be required immediate after trench work in the right of way is complete. All lanes must be open by the end of each workday.
  - **Noted.**
7. All work in the right of way will require a ROW work permit that can be obtained from the second floor of city hall. The contractors must be pre-approved by the city. If the contractor is not pre-approved a certificate of insurance and a bond must be submitted prior to work.
  - **Noted.**

#### **Fire**

8. The dead-end length of the private road should not exceed 500 feet.
  - **500' requirement met.**

#### **General Engineering**

9. MSA review letter included in attachments.
  - **MSA review response provided.**

#### **Planning**

10. Provide an access easement or other documentation clearly stating that AT&T can use the private drive and driveway to access their building.
  - **To be provided under separate document.**
11. Change one garage entrance for building 1 to side entry garage.
  - **Due to the site grades, dictated by ground water elevation, building #1 will continue to have front entries.**
12. Sidewalk or asphalt trail must extend along both Saylesville Road and River Road. Interior sidewalk should extend to the end of the cul de sac.
  - **Revised as requested.**
13. Indicate the width of the sidewalk terrace area for the interior walk. Can sidewalk be moved further from the street without interfering with stormwater?
  - **The terrace has been increase per request.**
14. Setbacks in RM-2 are 25' street yard, 15' side yard, and 45' rear yard. The PUD can provide relief from setback requirements, and in this case the relief appropriate. If setbacks are to be shown on the plans, they should be correct.
  - **This property will be rezoned to RD-2 and all setbacks are met.**
15. Either add masonry siding or use other methods to introduce variety to the building appearances.

- **Noted.**
16. Provide additional evergreen landscape screening along Saylesville Road.
- **See landscape plan by others.**
17. Provide a detailed tree survey for final approval.
- **Tree survey attached to this submittal.**
18. Lighting color temperature should not exceed 4,000k. Light pole height should not exceed 20'.
- **See photometric plan by others.**

#### **Water Utility**

19. Water Utility will need to review final water main plans.
- **Noted.**
20. Here are some preliminary notes.
- a) Each building should have its own service with a curb stop, rod and box just past the curb with an easement around each street side service.
    - **Revised as requested.**
  - b) Our standards require 12 GA tracer wire.
    - **Note on C4.0 revised to 12 guage.**
  - c) Abandon the water main stub at the water main in Rapids Trail going into this property, since the development isn't going to use this water main stub, we shouldn't need a hydrant at the relocated hydrant location. Also, abandon the 1" copper water service stubbed into the property to the east.
    - **Abandonments provided.**

Please feel free to contact me with any questions, comments or to further discuss the plans.

Sincerely,



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Matthew Bailey, P.E.  
Trio Engineering

**CONSULTING ENGINEERING**

**LAND SURVEYING**

**LAND PLANNING**

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