



December 9, 2025

John Donovan
Bielinski Homes, Inc
1830 Meadow Lane, Suite A
Pewaukee, WI 53072

Re: River Road Villas

Dear Applicant,

On behalf of the City of Waukesha, we have reviewed the application documents submitted by Bielinski Homes, Inc for River Road Villas.

Project Description

Bielinski Homes is proposing this Ranch style condominium development with 12 two-family buildings for a total of 24 condo units on the corner of Rapids Trails & River Road.

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. WisDNR WRAPP Permit/NOI, and NOI for fill site, if disturbance over 1 acre
 - c. Financial Guarantees
 - d. Payment of Impact Fees
 - e. Recorded Developer's Agreement
 - f. Recorded Stormwater Maintenance Agreement
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.
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. 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.
6. Provide clarification where driveway slopes are labeled on plans.
7. See all other comments.

C1.0

8. Pavement patches on public ROW are required to be the same length as width.

C1.1

9. Appears north of unit 1 walkway is still shown within easement
10. Confirm Saylesville Road ROW jurisdiction (Town vs City) and required permitting prior to construction
11. Confirm with City applicability of ramp perpendicular to Saylesville Road.

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12. Confirm Saylesville sidewalk location. Potential move sidewalk to 0.5' offset from property line.
13. Provide detail & define cross section for public sidewalk from back of curb:
 - a. 0.5' BOW to Property Line
 - b. 5' concrete sidewalk at 1.5% cross slope toward street
 - c. Terrace sloped at 2% from top of curb toward street
14. Include detailed construction cross section of retaining wall with top/bottom wall elevations
15. It is understood that ramp is aligned with existing curb cut. However ramp alignment should be adjusted to meet current City requirements which is directing traffic perpendicular to crossing road centerline.

C2.0

16. Additional spot elevations are required to confirm ramp geometry compliance at all locations.

C2.1

17. 6' minimum diameter underdrain required.

C3.0

18. Type D inlet protection required
19. Remove Late Season Stabilization Notes referencing 2022

C5.1

20. Confirm private storm to be PVC. Provide PVC flared end section detail.
21. Profile has existing/proposed grade labels flipped.

SMWP review comments to be provided separately.

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.



Josh Meyerhofer, P.E.
Senior Project Engineer
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Cc: Brandon Schwenn, City of Waukesha