

September 22, 2025

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



RE: Meadowbrook Road – Meadowbrook Senior Living – SPAR25-00038

Dear Mr. Meyerhofer,

Enclosed you will find our responses to your comments dated 8/29/2025 as well as comments from the City of Waukesha dated 8/13/2025 regarding the application documents for the proposed Meadowbrook Senior Living Project in Waukesha, WI.

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:
 - Final site plans with all engineering comments addressed
 - Recorded CSM
 - WisDNR WRAPP Permit/NOI, and NOI for fill site, if disturbance over 1 acre
 - Financial Guarantees
 - Payment of Impact Fees
 - Recorded Developer's Agreement
 - 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.
 - City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
 - City of Waukesha – Engineering Division Construction Permit for all RW work.
 - Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. Coordinate with Waukesha Water Utilities.
 - **Noted**
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.
 - **Noted.**
5. 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 added to plans.**

6. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.
 - **Note added to plans.**
7. 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 added to plans.**
8. A detailed site plan including spot elevation & ADA route(s) will need to be provided.
 - **A detailed grading plans has been added.**
9. See all other comments, including TrackIT summary & stormwater requirements.
 - **Noted**
10. Horizontal datum should be updated to NAD 1983/2011. See Existing Condition Survey, and City design guidelines.
 - **Final CAD files will be converted and provided once approved.**
11. Submit all required checklists for Development Submittals. See City's Development Handbook.
 - **Checklists are included in this submittal.**

C1.0

12. Existing hydrant & valve to be repositioned.
 - **Plans revised accordingly.**

C1.3

13. Coordinate dimensions with typical cross section detail.
 - **The cross section has been reviewed and revised as necessary.**
14. Public sidewalk to be vertical face curb.
 - **X**
15. Curb ramps needed on both sides of Road A.
 - **ADA ramps have been provided and detailed.**

C2.0

16. Label existing vs proposed plat for future phases.
 - **Future lot lines have been removed.**
17. Label assumed stormwater ponds west of Unit 2/3 & across future Road A.
 - **The future ponds have been removed from the plan.**
18. Proposed Pond labels appears to point to diversion swale.
 - **Revised.**
19. Provide contour labels.
 - **Revised, as requested.**

C2.1

20. Provide delineated wetland report.
 - **The wetlands have been delineated and a report will be provided once obtained.**
21. Potential DNR permitting required for BMP within 500' of waterway.
 - **A chapter 30 permit will be required.**

22. 32.10.D.4.b.(3) – BMP's may be located within protective area but shall not encroach into wetlands, floodplains or primary or secondary environmental corridors.
- **The pond has been removed from the SEC.**

C3.0

23. ~435' of ~5% flowline may require rock ditch checks.
- **Ditch checks have been added.**
24. Additional stabilization likely needed for concentrated discharge from sediment basin #2 to steep slope along Meadowbrook Road.
- **The outlet design has been revised and stabilization provided on EC Plan.**

C4.0

25. Sanitary main shall be private.
- **Noted and labeled as such.**
26. Coordinate with WWU on watermain & WM access easement.
- **Plans will be submitted separately.**

C5.0

27. Coordinate with C1.3 & details for road dimensions & curbs.
- **Noted.**
28. Include storm sanitary & water main design.
- **Design information provided.**
29. Clarify pipe crossing @ ~STA 57+80.
- **The crossing has been removed from the plans.**

C5.1

30. Include storm design.
- **The design has been included.**

C5.2

31. Include storm sanitary & water main design.
- **The design has been included.**
32. Watermain design, if to be public, shall be included throughout the looped system within the water easement.
- **Revised as requested.**
33. Sanitary design shall be provided throughout development.
- **The design has been provided.**

C6.0

34. 4.2.13.2.6 – Typical edge of sidewalk is 0.5' from property line.
- **Noted.**
35. Include City standard driveway apron.
- **The detail has been included.**

SWMP

Review comments to be provided separately.

Noted.

City of Waukesha Comments

Erosion Control

1. Extend SF along Coldwater Creek Dr going West.
 - **Revised as requested.**
2. Extend SF along Meadowbrook North so ditch creek is inside the SF.
 - **Revised as requested.**

Engineering Construction

3. Missing curb ramp details.
 - **The curb ramp detail has been provided.**
4. It should be shown that the proposed C/G and Sidewalk connect to existing on the southeast corner of Coldwater Creek Dr and Road "A".
 - **Revised as requested.**
5. Annotated dimensions on sheet C1.3 are mislabeled.
 - **Revised.**
6. Missing drive approach in drawing on Sheet C1.3.
 - **Revised.**
7. Appears that construction sequencing dates don't line up. Starts in fall of 2026 then goes to summer of 2026 and back to fall/spring of 2026/2027.
 - **Dates have been revised.**
8. A permit will be required for work in the ROW at the intersection of Coldwater Creek Dr and Road "A". The permit can be obtained from the second floor of City Hall, contact Mat Vincent (mvincent@waukesha-wi.gov) for more information. All work in the existing ROW will require the contractor to be pre-approved by the city. If not pre-approved a Certificate of Insurance and bond will have to be submitted to the city for approval.
 - **Noted.**
9. Interim inlets shall be used until surface to be placed.
 - **Noted.**
10. All ROW or public infrastructure shall follow city standards.
 - **Noted.**

Fire

11. The developer will need to work with the water utility for appropriate hydrant layout and spacing.
 - **A separate submittal will be made to WWU.**
12. These buildings will be required to be protected by a fire sprinkler system. This would not include the 1 and 2 family building.
 - **Noted.**

General Engineering

13. MSA review included in attachment.
- **Noted.**

Planning

14. Include a tree survey identifying trees by species and size to be removed and to remain with the final plans.
- **A tree survey has been included in submittal.**
15. Include HVAC equipment on plans. IF ground mounted, include in the landscape plan.
- **See Landscape Plan.**
16. Where will trash and recyclables be located? IF outdoors, a masonry enclosure is required. Include details with final plans.
- **Trash will be located within building.**
17. Provide a view shed from across Meadowbrook (east to west) to the senior housing facility.
- **Provided by architect.**
18. Should the interior sidewalk connect along easterly drive?
- **The sidewalks have been revised as requested.**
19. Consider use of stone along the single-story wings of the building in similar proportions.
- **See architects plans.**

Water Utility

Waukesha water will need to do a final review of water main plans. Here are some preliminary notes.

20. We will need a developer and easement agreements if there are private roads for easements.
- **Noted.**
21. The dead end on the west side of the memory care building should be tied into the loop going around the building.
- **Revised as requested.**
22. Check hydrant spacing not to exceed 600 ft.
- **Hydrant spacing has been checked.**
23. We require 12" main for commercial properties.
- **12" main has been provided for the Senior living site.**
24. The north arrow facing the wrong direction.
- **Revised.**

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

Sincerely,



Matthew Bailey, P.E.
Trio Engineering