



September 12, 2025

Ben Lang  
Veridian Acquisition, LLC  
6801 S. Towne Rd  
Madison, WI 53713

Re: Winterberry Reserve

Dear Mr. Lang,

On behalf of the City of Waukesha, we have reviewed the application documents submitted by Veridian Acquisition, LLC for Winterberry Reserve, Phase 1 Final Plat

### **Project Description**

Final Plat for Phase 1 of Winterberry Reserve

The Following review comments shall be addressed prior to approval of construction documents.

#### **General**

1. Provide clarification on access & maintenance of CBU easements
2. No utility easements are shown on the final plat. Notes include reference to "Utility Easment Areas" granted to Charter, WE Energies & successors. Clarify location and coordinate with recent WE Energies meeting regarding transformer locations.
3. It is noted that 60' Access easement to City per CSM No. 12355 is shown on plat. Easement overlaps with current ROW. Width dimensions match so does not appear that easement needs to be vacated.

#### **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.

A handwritten signature in black ink, appearing to read "Josh Meyerhofer", is written over a light blue horizontal line.

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