

# Project Reviews

## City of Waukesha

**Project Number: SPAR25-00064**

**Description: River Road Villas, 0 Rapids Trail**

**Applied: 11/18/2025**

**Approved:**

**Site Address: 0 RAPIDS TRL**

**Closed:**

**Expired:**

**City, State Zip Code: WAUKESHA, WI 53189**

**Status: RECEIVED**

**Applicant: Bielinski Homes, Inc.**

**Parent Project:**

**Owner: The John W. Brunner Revocable Trust**

**Contractor: <NONE>**

**Details:**

**PC25-0183**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

11/18/2025		12/2/2025	SANITARY SEWER	Chris Langemak		
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Notes:

11/18/2025	12/2/2025	12/2/2025	ENGINEERING CONSTRUCTION	Mathew Vincent	REVIEW COMPLETE	See Notes
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Notes:

- C1.1 missing hatch on the water patch called out on C1.0
  - \*All patches are to be square at least meaning at a minimum of approximately 41' x 41' for full width or to the nearest joint per city standards. This should be shown on the plans. \
- Missing current ADA curb ramp standard details.
- Sheets should show the full limit of the sidewalk being placed on Rapids Trail.
- The duplex numbered 1 does not appear to be drawn to show the minimum of 3' flares on the drive approach shown in the details.
  - \*The C/G between the southern patch and drive approach should be removed and replaced as the city standard is a minimum of 6' lengths of C/G.
  - \*The callout for the approach "Concrete Drive Apron" should be shown on the building 1 approach as well.
- All ROW work will require inspection from the city and 24-hr notice prior to work beginning. ROW permits are required for all work in the ROW. Please contact Mat Vincent (mvincent@waukesha-wi.gov) for inspection and ROW permits.
- C5.0 Inlet 5 does not appear near proposed grade.
- C1.1 Remove call out for Curb Head cut out at ramp and drive aprons. City standards do not allow for curb heads to be cut out and will have to be removed and replaced. The patch will require it to be to the nearest joint and as wide as it is long.

Review Group: AUTO

11/18/2025	11/18/2025	12/2/2025	Building Inspection	KRISTIN STONE	REVIEW COMPLETE	No remarks
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Notes:

# Project Reviews

## City of Waukesha

11/18/2025	11/20/2025	12/2/2025	Fire	Brian Charlesworth	REVIEW COMPLETE	None
Notes:						
11/18/2025	12/9/2025	12/2/2025	General Engineering	Josh Meyerhofer	REVIEW COMPLETE	See notes
Notes:						
MSA review comment included as attachment.						
11/18/2025		12/2/2025	Parks	Melissa Lipska		
Notes:						
11/18/2025	12/9/2025	12/2/2025	Planning	Unassigned	REVIEW COMPLETE	
Notes:						
Building Design is unchanged since Consultation and does not reflect staff or Plan Commission comments.						
Plan Commission requested more side entry driveways. The number has been reduced from six to three.						
11/18/2025		12/2/2025	Planning Commission	Unassigned		
Notes:						
11/18/2025	11/20/2025	12/2/2025	Water Utility	Mat Kadrach	REVIEW COMPLETE	see notes
Notes:						
1) WWU will need a letter to the GM Dan Duchniak requesting the water main extension. Once we receive the letter we will open the job and do a full review of the plans.						
2) This will require a developers agreement and a easement agreement.						
3) The easment should be 30' wide and cover the 2" curb stop behind the curb.						
4) Include the bury depth of the hydrants on the plans.						
5) The tap fee for a 12"x 8" tap plus inspection is \$4,619.03. WWU will supply the tapping sleeve, valve, and valve box. The contractor is responsible for excavation, shoring, and means to lower the tap machine.						
6) The hydrant that is currently on the property will need to be abandon at the water main in rapids trail.						