



MEMORANDUM

Date: March 4, 2025
To: Rebekah Leto, Town Planner
From: Tim Lynch, P.E., Mike Flesch P.E., Town Engineer
Subject: Long Meadow. Subdivision February Submittal Review, Town of Eagle Parcel # EGLT1779.999.001

Project Background

Bielinski Homes, the owner of the parcel, is proposing a new 19-lot subdivision east of Sprague Road, just north of the Hidden Knoll subdivision. The proposed subdivision has been reviewed for conformance with the Town's ordinances and design standards. The following items were submitted for review:

1. Long Meadow Subdivision Preliminary Plat (dated February 5, 2025)
2. Stormwater Management Plan (dated January 31, 2025)
3. Long Meadow Preliminary Civil Plans (dated January 31, 2025)

Although the material has been reviewed, the design engineer remains responsible for the accuracy and completeness of the plans and supporting data to ensure compliance with all applicable state statutes and local ordinances.

Staff Comments

Preliminary Plat Review

Town of Eagle Appendix A Requirements:

1. Wetlands must be identified both onsite and within 50 feet of the property boundary.
2. Buildings within 50 feet of the site boundary must be shown, along with their use, as required by Waukesha County. The dwelling at W349S8280 N Whitetail Dr appears to be within this 50-foot boundary and should also indicate a break in topography.
3. Building setbacks are not labeled, preventing verification against applicable zoning regulations. These should be clearly indicated.
4. Lot 1 must show restricted access to North Whitetail Drive.
5. Lots 1 and 19 must show restricted access to Sprague Road.

Waukesha County Land Development Checklist Requirements:

6. Check for duplicate subdivision name: "LONGMEADOW" exists in Oconomowoc (Doc #3220622, Bk 52 Pg 120-124, recorded 11/05/2004).
7. Wetland setbacks are not shown and must be added.
8. Right-of-way width for Sprague Road must be clarified and labeled consistently with surrounding recorded surveys.

State §236 Requirements:

9. Road width on the north and south sides of Outlot 4 is not labeled and must be provided.
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10. Plot stamp along the left margin must be removed to maintain a 1-inch margin per §236.20(1)(a).
11. Plat must be legible (e.g., contour labels, Surveyor's Certificate, lot footages).
12. Exterior and interior monumentation is missing and must be shown.

Additional Plat Comments:

13. Label easements along the north line per Eagles Aire North (lines are shown but not labeled).
14. Label 20' drainage easement along the south line per Hidden Knolls (lines are shown but not labeled).
15. Correct spelling error under Sprague Road (misspelled "Width").
16. Clarify the meaning of "Minimum Offset / Minimum Setback" in the upper left corner.

Stormwater Management Plan Review

17. Provide construction details for all proposed Best Management Practices (BMPs) and outlet structures to verify the modeling data.
18. Include culvert and storm sewer sizing calculations to confirm sufficient capacity and prevent roadway flooding.
19. A filter strip is used for stormwater quality control in the WinSLAMM model. Highlight its location in the proposed conditions plan or provide a construction detail for verification.
20. In WinSLAMM modeling, the side infiltration fraction rate varies:
 - Biofilters 1 & 2: 0.001
 - Biofilter 3: 1.0Please clarify which value is correct.
21. Specify who will be responsible for maintaining drainage structures, BMPs, and outlet structures. Provide a maintenance agreement outlining responsibilities, required maintenance activities, and timeframes.
22. Upon approval, submit a copy of the WDNR WRAPP for the project.

Preliminary Civil Plan Review

General Plan Set Issues:

23. Remove General Note 12 from the Cover Sheet.
24. Erosion control sheets are missing and must be included.
25. Roadway cross sections are missing and should be provided.
26. Typical roadway sections are missing, include pavement types, base materials, and other details.
27. Curb and gutter details are missing and must be added.
28. Pond grading and material details are missing—these must be included for each pond.
29. Pond outlet structures and overflow details are missing and must be shown.
30. Manhole, inlet, and casting details are missing and should be provided.
31. Culvert and apron end section details are missing—these need to be included.
32. Stormwater BMP details (e.g., tracking pad, silt fence) are missing and must be added.
33. Riprap details are missing and should be included.
34. Concrete flume details are missing and must be provided.
35. Hammerhead removal details need to be added, along with a corresponding plan note.
36. Acceleration and deceleration lanes must be added to Sprague Road—verify they fit within the right-of-way.



37. A landscaping plan for the entrance is required.
38. Entrance sign location and details must be included.
39. Maintenance access for pond and infiltration areas must be shown, along with any necessary easements.

Additional Site-Specific Issues:

40. Mounds near the entrance are shown on Lots 1 & 19—clarify if they are within a landscape easement and whether lot owners are permitted to remove them.
41. Lot 4 drainage conflict—the main drainage swale overlaps the septic system location and must be addressed.
42. Driveway culvert sizes and locations for each lot must be shown.
43. Culvert and storm sewer sizes are missing—these should be provided for all applicable sheets.
44. Drainage easements or right of way is needed at the intersection of Court “A” and Hidden Knoll Road.
45. The Sprague Road cross culvert near Lot 1 must be extended to accommodate the acceleration lane.
46. Vision corner evaluation for the Sprague Road intersection must be shown—determine if restrictions are needed. (*Sheet C2.01*)
47. Acceleration and deceleration lanes on Sprague Road must be included. (*Sheet C3.00*)
48. Boring logs for septic field locations must be provided.

Staff Recommendation

The applicant must address the above comments and submit revised plans for further review.

