

Comments from: **Waukesha Water Utility**  
To the: **City of Waukesha Plan Commission**

Regarding the City of Waukesha published AGENDA for the PLAN COMMISSION, scheduled for:  
Wednesday May 14, 2014

Item # -----comments-----

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES**

**IV. BUSINESS ISSUES**

- a. PC14-0044      Public Hearing – Creation of Tax Incremental Financial District No. 23  
No comments.
  
- b. ID#14-0340      Resolution for the creation of Tax Incremental Finance District No. 23  
No comments.
  
- c. PC14-0039      Wisconsin Window Concepts, 2001 S. West Ave - Final Site Plan & Architectural Review  
No comments.
  
- d. PC14-0035      Oberlin Filter, 809&831 Silvernail Road – Final & Architectural Review  
Following additional discussions with the Fire Department and in absence of any calculations that a single 8-inch water main connection is sufficient for water supply and fire protection to the proposed building; we will be relying on the design standard that the minimum main water size allowed in the City for new commercial/industrial developments is 12-inch. Also, in the discussions with the Fire Department, it was determined that there will need to be fire hydrants on all sides of the building, so a 12-inch loop around the building with two connections to the existing main on Silvernail will be required.  
  
Change the note on page C2.0 of the plans at the location of the water main connection to be; “12”x12” TAPPING SLEEVE & 12” TAPPING VALVE & VALVE BOX (TO BE PROVIDED AND INSTALLED BY THE WAUKESHA WATER UTILITY – CONTRACTOR TO PROVIDE TRENCH, SHIELD AND MEANS FOR LOWERING TAPPING MACHINE).” Add this same note to the location where the main connects on the west side of the building.  
  
Contact the Waukesha Water Utility for water service off the 12-inch loop to this building; a water lateral application form must be completed to determine the appropriate water meter size for the proposed building. Since fire protection is required, the proposed water lateral will need to be PVC, DR-14, AWWA C900, Pressure Class of 200 PSI or Ductile Iron Pipe, Thickness Class 52.  
  
Due to the fire hydrants needing to be public rather than private, the Developer/Owner must send a letter to the General Manager of the Waukesha Water Utility requesting the public water system extension. Following receipt of this letter the official review of the proposed water main (plan and profile view) can begin. All costs associated with the water main extension will be the responsibility of the Developer/Owner(s) and pertain to the current rules and regulations on file with the Public Service Commission for the State of Wisconsin. Design and construction of the water main shall be coordinated with the Waukesha Water Utility. All aspects of the water main plans will need to follow the Utility’s specifications as on file with the DNR. The Developer/Owner(s) will be required to sign and return a Developers Agreement, written by the Water Utility, and all associated Water Main Easements to the Water Utility. These will then be taken to the Water Commission at a regularly scheduled meeting for consideration.
  
- e. PC14-0040      Carroll University, Van Male Fieldhouse, 100 N. East Ave – Final Site Plan & Architectural Review  
No comments.

- f. ID#14-0329 Sauna, 1017 Oakland Ave  
No comments.
- g. PC14-0037 Broadway Café, 500 E. Broadway – Final Site plan & Architectural Review  
No comments.
- h. PC14-0036 Wewauk Dis. Center, 210 Merrill Hills Road - Final Site Plan & Architectural Review  
No comments, as proposed work is outside the right of way where the water main is located.
- i. PC14-0007 Clearwater Apartments, Clearwater Lane – Preliminary Site Plan & Architectural PUD Review  
Review  
The Developer/Owner shall send a letter to the General Manager of the Waukesha Water Utility requesting the public water system extension and identifying the easement necessary for the installation of water infrastructure associated with this project. All costs associated with the water main extension will be the responsibility of the Developer/Owner(s) and pertain to the current rules and regulations on file with the Public Service Commission for the State of Wisconsin. Design and construction of the water main will need to be coordinated with the Waukesha Water Utility and the complete detailed design review will not be started until the letter to the GM at the WWU is received. All aspects of the water main plans will need to follow the Utility's specifications as on file with the DNR which includes the plans to be on 22"x34" sheets. This development falls within the Central Pressure Zone.

The landscape plan is showing trees and bushes within the water main easement and too close to the fire hydrants on each side of building B and in the northern end of the development. The trees and bushes will need to be relocated away from the fire hydrants – the trees need to be at least ten feet away and the bushes need to be at least five feet away from the fire hydrants.

All existing water lateral stubs, that are going into this property and are not going to be used, will need to be capped or removed at the water main. According to the Waukesha Water Utility's records, there are five (5) six inch services stubbed into this property.

Contact the Waukesha Water Utility for water lateral and meter sizing; a water lateral application form must be completed to determine the appropriate water lateral and meter size for the proposed buildings.

- j. PC14-0038 Avalon Square Exterior Renovations, 222 Park Place  
No comments.
- k. PC14-0038 Standarski Builders, 1918 Madera Street – Preliminary Site Plan & Architectural Review  
The water main on Madera should be shown on page C1.0. The size of the proposed water lateral should be shown, along with the proposed curb stop in the parkway.

The note "proposed water main" on the property side of the sidewalk on sheet C1.0 should be changed to "proposed water lateral".

Add the following note to page C1.0 of the plans at the location of the water main connection; "6"x6" TAPPING SLEEVE & 6" TAPPING VALVE & VALVE BOX (TO BE PROVIDED AND INSTALLED BY THE WAUKESHA WATER UTILITY – CONTRACTOR TO PROVIDE TRENCH, SHIELD AND MEANS FOR LOWERING TAPPING MACHINE)."

Add a note somewhere on the plans to: Contact the Waukesha Water Utility for water service to this property; a water lateral application form must be completed to determine the appropriate water meter size for the proposed building. Assuming fire protection is required, the proposed water lateral will need to be PVC, DR-14, AWWA C900, Pressure Class of 200 PSI or Ductile Iron Pipe, Thickness Class 52.

1. PC14-0041

Wilde Subaru, 1710 STH 164, Final Site plan & Architectural Review

Page C2.0: the proposed curb and gutter along the private roadway shall not be located within the existing water main easement as it appears currently shown. Page C2.0; Change the note on the water main in that private driveway to be "existing 8-inch DI water main" The water lateral to the 1710 comes off Les Paul Parkway and travels under the proposed parking lot, therefore it should be shown on Page C2.0.

**V. ADJOURNMENT**