



Comments For The Plan Commission Wednesday, December 14, 2016

Time: 6:30 p.m.

Place: Waukesha City Hall, 201 Delafield Street, Council Chambers

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES

ID#16-1679 Minutes for the Meeting of November 9, 2016

V. CONSENT AGENDA

PC16-0092 Andrew G. Tully 2005 Revocable Trust Property, Big Bend Road –
Certified Survey Map

- No Comments

PC16-0095 Atlantic Aviation, 2621 Aviation Drive – Airplane Hangar Review

- Records indicate there is an 8" line extended toward the property site.
- The tap shall be installed with an 8"x6" tapping sleeve and 6" tapping valve and valve box (to be supplied and installed by Waukesha Water Utility). The contractor shall perform excavation to the main, provide trench, shield, and means for lowering tapping machine.
- The developer will need to complete the Water Service – Connections and Meters Application from the website and return it and the associated fee to the Waukesha Water Utility. If a fire line/water lateral service is needed then it will need to be a minimum of 6" Ductile Iron Pipe, Thickness Class 52 or PVC pressure class 200 (DR-14).

PC16-0104 Photographic Studio, 307 N. Hine Avenue – Home Industry /
Conditional Use Permit

- No Comments

PC16-0105 St. Paul Place Partners, LLP, 222 W. St. Paul Avenue – Certified
Survey Map

- No Comments

PC16-0106 Wicked Wheels of Wisconsin, 1319 Poplar Drive, Suite A –
Conditional Use Permit

- No Comments

VI. BUSINESS ISSUES

- PC16-0102 Coast Car Wash, 1676 Arcadian Avenue – Certified Survey Map
- No Comments
- PC16-0103 Coast Car Wash, 1676 Arcadian Avenue - Final Site Plan & Architectural Review
- Records indicate there is a 1-1/4" water service to the property. The proposed 2" water service cannot be connected to the existing 1-1/4" service. It must be tapped from the main, rather than connected to the smaller service.
 - The tap shall be installed with an 8"x2" tapping sleeve and 2" corporation (to be supplied and installed by Waukesha Water Utility). The contractor shall perform excavation to the main, provide trench, shield, and means for lowering tapping machine.
 - The developer will need to complete the Water Service – Connections and Meters Application from the website and return it and the associated fee to the Waukesha Water Utility. If a fire line/water lateral service is needed then it will need to be a minimum of 6" Ductile Iron Pipe, Thickness Class 52 or PVC pressure class 200 (DR-14).
 - The available fire flow data in the area is older than that which will be allowed to be used for future permitting. The developer and their design team will need to coordinate with the water utility during non-freezing months to obtain the new data required for any fire suppression system modifications or additions that may be needed. The fee for a fire flow test to be performed in 2016 is \$220.
- PC16-0110 Fields Auto Waukesha, 1901 E. Moreland Blvd. – Certified Survey Map
- No Comments
- PC16-0111 Fields Auto Waukesha, 1901 E. Moreland Blvd. – Preliminary Site Plan & Architectural Review
- Records indicate the existing service is an existing 2" copper service and a 6" fire suppression service to the property.
- PC16-0113 Fire Station No. 3, NE Corner of Hwy. 59 & Hwy. X
- A utility plan is needed to conduct a review of proposed water main work.
- PC16-0114 Mill Reserve – Conceptual Site Plan & Architectural Review
- No Comments

VII. DIRECTOR OF COMMUNITY DEVELOPMENT REPORT

VIII. ADJOURNMENT