



**Comments For The
Plan Commission
Wednesday, November 12, 2014**

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#14-1314 Minutes for the Meeting of October 22, 2014

V. BUSINESS ISSUES

PC14 -0129 Randle Dable Brisk Funeral Home, 1110 S. Grand Avenue - Final Site Plan & Architectural Review

- No Comments

PC14 -0125 La Casa de Esperanza Kindergarten Classrooms, 403 Arcadian Avenue - Temporary Use Permit

- Water Utility records indicate that this building is served by a 1-inch copper lateral. This, if the building water usage/fixture count increases may need to be replaced. If the change in usage/occupancy causes fire protection to become a requirement, then the service will need to be replaced with either a 6" PVC, DR-14, AWWA C900, Pressure Class of 200 PSI or 6" Ductile Iron Pipe, Thickness Class 52. The Waukesha Water Utility will be tapping all existing water mains at the owners cost. Contact the Waukesha Water Utility for water service to this property; a water lateral application form must be completed to determine the appropriate water lateral and meter size for the proposed building.

PC14-0134 GE JenBacher Breezeway, 324 N. Prairie Avenue - Final Site Plan & Architectural Review

- No Comments

PC14-0055 Timber View Estates Final Plat: 37 single family lots.

- The water main and water laterals were constructed as part of a prior proposed development. The existing water laterals appear to be in acceptable locations for many of the lots; however any modifications required to properly serve the proposed layout will be the responsibility of the developer. Attention is specifically drawn to lots 10, 22 and 31 though these may not be the only ones in need of adjustment. No modifications to any aspect of



Waukesha Water Utility

SERVING WAUKESHA SINCE 1886

115 DELAFIELD STREET
WAUKESHA, WI 53188-3615

Telephone: (262) 521-5272 • Fax: (262) 521-5265 • E-mail: contactus@waukesha-water.com

the water system may be undertaken without the approval from the water utility.

- The roadway is in need of additional paving and/or serious maintenance, therefore, prior to any road construction work or repairs, the construction supervisor at the Water Utility shall be contacted so we can inspect our facilities both prior to and following paving work.

- PC14 -0130 The Ed Sedar Baseball Academy and Firm Fitness, 2242 Bluemound Road - Conditional Use Permit
- No Comments
- PC14 -0133 Super Lube Propane Dispenser, 2210 Silvernail Road - Conditional Use Permit
- No Comments
- PC14 -0127 The Shoppes at Fox River - Certified Survey Map
- The water utility has a water main on Spring City Drive extended that is within an existing easement; this should be shown on the CSM.
- ID#14-1410 Land Use Plan Amendment - Change land use for 211 and 223 Maple Avenue from Industrial to Commercial
- No Comments
- PC14 -0138 Rezone 211 and 223 Maple Avenue from M-2 and B-3 to B-3 PUD.
- No Comments
- PC14 -0135 Fox Head Residence, 221 Maple Avenue - Preliminary Site Plan & Architectural PUD Review
- There are two fire hydrants on Maple Avenue that can serve the proposed development from the west side. Additional public fire hydrants will be required within the development to serve the southeast side. This can be achieved by a new public water main within a dedicated 30 foot wide water main easement looping around the proposed buildings and tapping the existing main in Maple Avenue at the northern and southern limits of the development or by a new public main in a 30 foot wide dedicated easement off of the existing 16-inch main in Grand Ave. If the water main loop around the building is the option selected, the easement and water main shall be at an approved distance from the building foundation and retaining wall in order to allow construction and maintenance activities to occur.



Telephone: (262) 521-5272 • Fax: (262) 521-5265 • E-mail: contactus@waukesha-water.com

- Either option will require the Developer/Owner to 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. A Developers Agreement with the water utility will need to be prepared by the Utility, approved, signed and executed. 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.
- All existing water lateral stubs, that are currently going to this property and are not going to be used in the future, will need to be capped or removed at the water main.
- Contact the Waukesha Water Utility for water lateral and meter sizing; a water lateral application form must be completed for each building to determine the appropriate water lateral and meter size for the proposed buildings.

PC14 -0132	Public Hearing - Amendment I to the Project Plan for Tax Incremental Finance District No. 16 <ul style="list-style-type: none">• No Comments
ID#14-1289	Motion to open Public Hearing for: Amendment I to the Project Plan for Tax Incremental Finance District No. 16 <ul style="list-style-type: none">• No Comments
ID#14-1290	Close Public Hearing for: Amendment I to the Project Plan for Tax Incremental Finance District No. 16 <ul style="list-style-type: none">• No Comments
ID#14-1365	Resolution - Resolution for Amendment I to the Project Plan for Tax Incremental Finance District No. 16 <ul style="list-style-type: none">• No Comments

VI. ADJOURNMENT