



City of Waukesha
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Committee: Plan Commission	Date: 10/26/2022
Common Council Item Number: PC22-0318	Date: 10/26/2022
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Conditional Use Permit – Howell Oaks Pressure Reducing Valve Building, 3728 Olde Howell Road – A request for a conditional use permit to construct a water pressure reducing valve building for the Water Utility at 3728 Olde Howell Road.	

Details: The Final Plat for Howell Oaks Addition No. 5 (Phase 6) was approved by the Plan Commission in August and it is expected to be approved by the City Council in the near future. In order to provide sufficient water service for the homes in the development the Water Utility needs a new pumping station, and Outlot 9 was previously dedicated to the Water Utility as part of the Phase 4 approval. Outlot 9 is located on Olde Howell Road south of Madison St. and has an area of approximately 6,000 square feet.

The proposed building will have an area of 320 square feet and will be set back approximately 10 feet from the nearest lot line. It will have vinyl clapboard siding and LP Smartside trim and will be of a quality that meets the design standards for the surrounding homes. Its size will be similar to a one car garage, or a large garden shed. Once construction is complete it will be dedicated to the Water Utility, which will then be responsible for future maintenance.

In the Rs-2 zoning district utility substations and municipal wells require a Conditional Use Permit. Numerous similar pumping stations have been approved for both the Water Utility and the Public Works department on similar outlots throughout the city.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
No financial impact to the City.

Staff Recommendation:

Staff recommends approval of a Conditional Use Permit for a new Water Utility pumping station on Howell Oaks Outlot No. 9.