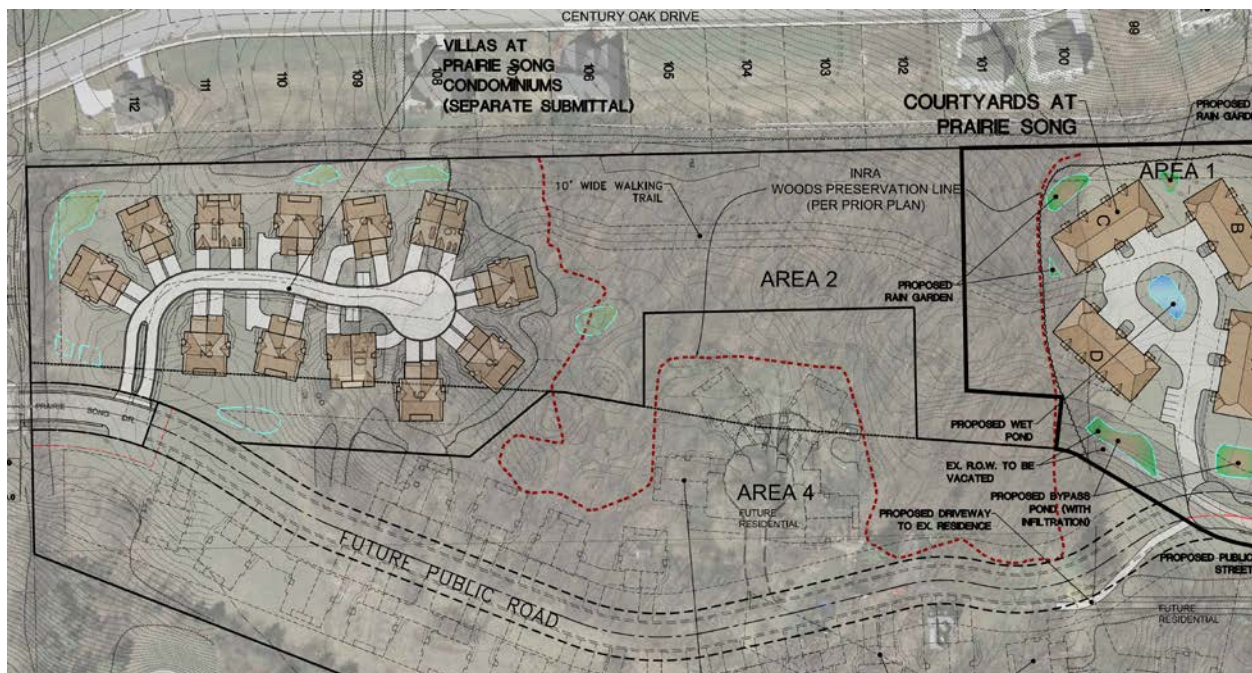


MEMORANDUM

DATE: September 23, 2015
TO: City of Waukesha Plan Commissioners
FROM: Kelly Zylstra, Technical Services Manager
RE: PC15-0204 and PC205; Villas at Prairie Song and Courtyards at Prairie Song

The water utility comments for this meeting were prepared on August 31st. Those comments addressed the need for a water main connecting these two developments in order to provide the amount of water required for fire protection. The need for 30 foot wide water main easement was also mentioned. The purpose of the 30 foot wide easement is to allow for access along the water main for maintenance and future repairs. Therefore, easement needs to accommodate service trucks, backhoes and potentially dump trucks.

On September 9th, revised plans were submitted by the Developer to the City. The revised site plan, shown below, includes a water main connecting the developments. However, the proposed water main runs through the existing wooded area under a 10 foot wide walking trail rather than within the future public roadway.



It is very likely that the trees and brush that are present now along the water main route will all need to be removed for initial construction. In addition, our standard easement does not allow any trees or brush that grows over 4 feet to be planted. These two items combined may cause the proposed walking trail to turn out to be something other than what the Developer and Plan Commission are envisioning.



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

For maintenance purposes, we will require truck access between the two sets of houses on each cul de sac. This may come as a surprise to the four homeowners if they are not aware of this fact on initial purchase.

We will also need to drive a truck along the water main route when it comes time for maintenance. As a result, the proposed 10 foot wide walking trail may not be wide, or strong enough, to accommodate our service trucks.

In the future, a water main will also need to be installed within the public road that is shown in order to provide service and fire protection to those homes.

Therefore, it is my opinion that the best long term solution for the City is to require the connecting water main be within the proposed future public road right of way at the time of constructing these two developments.