



Revised Comments For The Plan Commission Wednesday, April 27, 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#16-404 Minutes for the Meeting of April 13, 2016
- V. CONSENT AGENDA
ID#16-404 Magellan's, 370 W. Main Street – New Entryway
 - No Comments
ID#16 - 0556 Waukesha Metro Transit Generator, 2311 Badger Drive – Final Site Plan & Architectural review
 - No Comments
- VI. BUSINESS ISSUES
PC15-0240 PC15-0240 CFT Waukesha, 2720 N. Grandview Blvd - Preliminary Site Plan & Architectural Review
 - The developer will need to complete the Water Service – Connections and Meters Application from the website for each service and return it and the associated fees to the Waukesha Water Utility.
 - Demolition Plan, the existing water service must be located on the plan, and show to be abandoned in accordance with water utility standards.
 - Utility Plan, add the following note; The water main construction must comply with the "Specifications for Water Main & Service Lateral Materials and The Installation of Water Main & Appurtenances for Waukesha Water Utility, City of Waukesha" dated August 29, 2014.
 - Utility Plan, change call out notes for the connection to existing water main stating the following: 8"x6" TAPPING SLEEVE & 6" TAPPING VALVE & VALVE BOX (TO BE PROVIDED AND INSTALLED BY THE WAUKESHA WATER UTILITY – CONTRACTOR TO PROVIDE TRAFFIC CONTROL, TRENCH, SHIELD AND MEANS FOR LOWERING TAPPING MACHINE).
 - The fire line/water lateral services will need to be a minimum of 6" Ductile Iron Pipe, Thickness Class 52 or PVC pressure class 200 (DR-14).
 - No new landscaping that exceeds 48" tall may be planted with the water main easement that is at the southern end of the property.

- PC16-0032 CFT Waukesha, SW corner of Silvernail & Grandview – Conditional use Permit
- No Comments
- PC16-0033 Panda Express, near 2720 N. Grandview Blvd - Conditional use Permit
- No Comments
- PC16-0027 South Big Bend Road Rezoning
- The Water Service – Connections and Meters Application from the website must be completed for each service. This must be returned to the Utility for processed and the invoice for the associated fees paid to the Waukesha Water Utility prior to water meter setting.
 - Five 1½” diameter water service stubs were installed in 2015 in anticipation of development. The locations of these services do not align well with the latest proposed layout, and the water utility does not allow water laterals to cross lot lines. As a result, the developer will need to provide field verified documentation that the do in fact fall within the lot to be served or they must pay all costs associated with a new service to be installed.
- PC16-0024 Courtview Offices, 414 W. Moreland Blvd,. – Final Site Plan and Architectural Review
- No Comments
- ID#16-0617 Web Based Retail Auto Sales/Warehousing, 525 Progress Avenue – Conditional Use
- No Comments
- PC16-0025 Futura II LLC (Griffin Ford), 1830 E. Main Street – Certified Survey Map
- No Comments
- PC16-0026 Futura II LLC (Griffin Ford), 1830 E. Main Street – Final Site Plan & Architectural Review
- No Comments
- PC16-0013 Fox Lake Circle Condominiums, Fox Lake Circle – PUD Amendment and Final Site Plan & Architectural Review
- The water main and water laterals were constructed as part of a prior proposed development. More detailed plans will be required for the water main lateral adjustments. Some of the existing 2-inch water laterals appear to be in acceptable locations for many of the proposed buildings; however there are some that may require modifications to properly serve the proposed layout. These modifications will be the responsibility of the developer. No modifications to any aspect of the water system may be undertaken without the approval from the water utility.
 - The roadway is in need of additional paving and 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.

VII. DIRECTOR OF COMMUNITY DEVELOPMENT REPORT

VIII. ADJOURNMENT