

Comments from: **Waukesha Water Utility**  
To the: **City of Waukesha Plan Commission**

Regarding the City of Waukesha published AGENDA for the PLAN COMMISSION, scheduled for:  
Wednesday June 11, 2014

Item # -----comments-----

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES**

ID#14-0476 Approval of Minutes for the May 28, 2014 Meeting

**IV. BUSINESS ISSUES**

PC14-0059 Public Hearing: Tax Incremental Finance District 14 Boundary Amendment  
No comments.

PC14-0060 Shoppes at Fox River – Certified Survey Map – 0.29814 acre outlot north of West Sunset Dr.  
Public Utility Easement shown will need future adjustment.

PC14-0061 Shoppes at Fox River – Certified Survey Map – 9.86 acre lot west of Chapman Dr. and north of Spring City Dr.  
Public Utility Easement shown will need future adjustment.

PC14-0068 Shoppes at Fox River, Chapman & Spring City Drive – Preliminary Site Plan & Architectural Review

The Developer/Owner shall 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. An amendment to the existing Developers Agreement will need to be prepared, 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 going into this property and are not going to be used, 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.

PC14-0065 Good Harvest Market, Meadow Lane & Silvernail – Final site Plan & Architectural Review.

The Developer/Owner shall 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. Design and construction of the water main will need to be coordinated with the Waukesha Water Utility and the formal 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 Northwest Pressure Zone.

Due to the size of the proposed building and its location relative to existing fire hydrants, the new water main from the right of way of Silvernail up to, and including, the new hydrant, will need to be within a 20 foot wide dedicated exclusive permanent water main easement.

The dead end 6-inch water main shown on the plans dated May 28, 2014, may not provide the level of fire protection required and does not meet the minimum size requirement of 12-inch for a new commercial development. Calculations must be provided showing this will meet the needs of the proposed development, plus provide 2,000gpm of fire protection at the fire hydrant in order to deviate from the standards. In addition, water service to and fire protection for, the future building shown on the plans may be addressed at a future time but it could require further extension of this proposed water main via an easement through this parking lot, the extension of the water main currently on Meadow Lane, or a combination of both.

The water service notes on the Utility Plan will need to be adjusted to conform to the current specifications of the water utility.

Contact the Waukesha Water Utility for water lateral sizing; a water lateral application form must be completed to determine the appropriate meter size for the proposed building.

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| PC14-0062 | Waukesha Springs Health and Rehabilitation, 1810 Kensington Drive – Final Site Plan & Architectural Review.<br>No comments.  |
| PC14-0052 | Carroll University, 114 S. East Avenue – Conditional Use Permit<br>No comments.  |
| PC14-0063 | Woodland Hills, West of Hwy 18. and Meadowbrook – Final Site Plan and Architectural Review.<br>There is one 1-1/4" water lateral off Conifer Court. Contact the Waukesha Water Utility for water lateral sizing; a water lateral application form must be completed to determine the appropriate meter size for the proposed building. |
| PC14-0064 | J L Uebele Enterprise, 305 E. Main Street – Final Site Plan & Architectural Review<br>There are two one-inch water laterals shown to this building from Main Street. Contact the Waukesha Water Utility; a water lateral application form must be completed to determine the appropriate meter size for the proposed building.         |
| PC14-0038 | Standarski Builders, 1918 Madera Street – Preliminary Site Plan & Architectural Review.<br>There is one 1-1/4-inch water lateral shown to this lot from Madera Street. Contact the Waukesha Water Utility; a water lateral application form must be completed to determine the appropriate meter size for the proposed building.       |

**V. ADJOURNMENT**