

**Comments For The
Plan Commission
Wednesday, December 10, 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#14-1500 Minutes for the Meeting of November 12, 2014

V. BUSINESS ISSUES

PC14 -0131 Fox Lake Village Addition No. 1 – Final Plat Review

- The water main and laterals along Makou Trail were constructed as part of a prior proposed development. There are deficiencies with the existing water main that need to be corrected during any future site or paving work. These modifications will be the responsibility of the developer; however, no modifications to any aspect of the water system may be undertaken without the approval from the water utility.
- The Developer/Owner shall send a letter to the General Manager of the Waukesha Water Utility requesting the public water system extension on Sauk Trail and identifying any easements necessary for the installation of water infrastructure associated with this plat. 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 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.

ID#14 -0501 Fox Lake Circle Condominiums, Fox Lake Circle – Preliminary 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



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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.

- ID#14-1617 Les Paul Band Shell – Final Site Plan & Architectural Review
- No Comments
- ID#14-1616 Redevelopment of the K-Mart Site, 120 E. Sunset Drive – Preliminary Site Plan & Architectural Review.
- Our records indicate the water line on the north side of the existing building is a 12-inch private water lateral for fire and domestic service; the main is not owned or maintained by the Waukesha Water Utility.
 - The existing hydrant shown on the north side of the existing building is private, and not owned or operated by the Waukesha Water Utility.
 - The developer/owner will need to contact the water utility to verify water meter sizing for the proposed redeveloped building.
 - An application for new water laterals and meter sizing will need to be submitted to the water utility for each of the two additional buildings being proposed.
 - The proposed 6-inch water main serving the two proposed buildings, as shown on the plans that were submitted is not acceptable. It cannot be deemed a lateral as it does not meet Section 2.07 “No Division of Water at the Curb” of the Public Service Commission operating rules. The water utility will not accept a 6-inch water main on private property in a commercial development running parallel to an existing water main in the public right of way which could be tapped for each building.
- PC14 -0135 Fox Head Residence, 221 Maple Avenue – Preliminary Site Plan & Architectural PUD Review
- The Developer/Owner is required 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



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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 plan and profile design of the water main being submitted on 22"x34" sheets.
- This development falls within the Central Pressure Zone.
- The plan submitted shows a new 8-inch ductile iron public water main within a 30 foot wide water main easement along the northern property line. This easement shall be at an approved distance from the buildings, their foundation, underground parking structure and any retaining wall in order to allow construction and maintenance activities to occur. The proposed fire hydrant will also need to be within the easement, or the easement extended around the hydrant. The submitted plan shows some conflicts that will need to be resolved during complete detailed design review.
- The easement shall not contain any trees or bushes which would grow to more than four (4) feet in height, buildings, foundations or retaining walls. The submitted plan shows some conflicts that will need to be resolved during final plan submittal.
- Fire protection is a requirement; therefore the individual water services to the buildings will need to be a minimum of 6" Ductile Iron Pipe, Thickness Class 52 or PVC pressure class 200 (DR-14).
- Tapping of all existing water mains will be done by the Waukesha Water Utility, at the developers/owners cost.
- All existing water laterals that are currently going to this property will need to be capped or removed at the water main.
- The developer will need to work with 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 -0139

Foxhead Apartments, 221 Maple Avenue - Conditional Use Permit

- No Comments



Waukesha Water Utility

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- Telephone: (262) 521-5272 • Fax: (262) 521-5265 • E-mail: contactus@waukesha-water.com
- ID#14-1618 Meadow Ridge Apartments – Final Site Plan Modifications (revised transformer locations)
- No Comments.
- ID#14-1564 Day Care, 2240 Golf Road - Certified Survey Map
- Water Utility Records indicate there is an 8-inch water service west of the existing driveway off Golf Road for this property.
 - The lateral beyond the right of way line is the responsibility of the landowner.
 - Notify the water utility when the land subdivision, and associated sale are complete so the water billing records can be updated.
- ID#14-1366 Fire Station #3 – Surplus Land
- No Comments

VI. ADJOURNMENT