



Comments For The Plan Commission Wednesday, March 25, 2015

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#15-2125 Minutes for the Meeting of February 25, 2015

V. BUSINESS ISSUES

PC14 -0023 Oconomowoc Landscape Supply, 2112 S. West Ave – Conditional Use Permit

- No Comments.

PC15 -0163 La Casa / City of Waukesha Vacant Parcel - CSM

- No Comments

PC15-0164 Montessori School of Waukesha, 2500 Summit Ave - CSM.

- No Comments.

PC15-0168 Carroll University (Health), 215 Wright Street – Final Conditional use Permit.

- Our records indicate there is a 1-inch water lateral to the building. This may not be adequate depending on the fixtures being installed under this renovation. In addition, if fire protection is a requirement due to the amount of renovations, then the water service will need to be a minimum of 6" Ductile Iron Pipe, Thickness Class 52 or PVC pressure class 200 (DR-14).
- The developer/owner will need to contact the water utility to verify water meter sizing for the proposed redeveloped building.

PC15-0159 Fox Lake Village Additional No. 2 – Final Plat Review

- A complete review of the construction drawings has not been completed at this time. Design and construction of the water main will need to be coordinated with the Waukesha Water Utility.
- The water main within the development must be looped and with-in a public right of way or within a water main easement that is acceptable to the Waukesha Water Utility.



Telephone: (262) 521-5272 • Fax: (262) 521-5265 • E-mail: contactus@waukesha-water.com

- A signed Developers Agreement, Letter of Credit, Deposits for fees and Certificates of Insurance will be required.
- 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.
- All aspects of the water main plans will need to follow the current Utility's specifications as on file with the DNR.

PC15-0165 Universal Welding & Engineering, 1709 Peal Street, - Final Site Plan & Architectural Review

- Our records indicate there is a 1½-inch water lateral to the building. This may not be adequate depending on the fixtures being installed under this modification. In addition, if fire protection is a requirement due to the amount of renovations, then the water service will need to be a minimum of 6" Ductile Iron Pipe, Thickness Class 52 or PVC pressure class 200 (DR-14).
- The developer/owner will need to contact the water utility to verify water meter sizing for the proposed redeveloped building.

PC15-0166 Kwik Trip #184, SW Corner of Golf Road and N. Grandview - CSM.

- No Comments.

PC15-0167 Kwik Trip #184, SW Corner of Golf Road and N. Grandview – Conditional Use Permit with 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 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 Northwest Pressure Zone.
- Contact the Waukesha Water Utility for water lateral and meter sizing; a water lateral application form must be



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completed to determine the appropriate water lateral and meter size for the proposed buildings.

- A complete review of the construction drawings has not been completed at this time. Design and construction of the water main will need to be coordinated with the Waukesha Water Utility. Preliminary review comments include:
 - The proposed 6-inch water main crossing Golf Road is not acceptable as it does not meet Utility Standards for this type of development; this will likely need to be a 12-inch crossing.
 - The layout of the water main within the site was discussed with the fire department and the one hydrant proposed is acceptable.
 - The proposed 4-inch valve is not acceptable as it does not meet Utility Standards. The valve can be a 6-inch valve with a reduction in pipe size after the valve.

VI. ADJOURNMENT