

**Comments For The  
Plan Commission  
Wednesday, January 14, 2015**

Time: 6:30 p.m.

Place: Waukesha City Hall, 201 Delafield Street, Council Chambers

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**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. APPROVAL OF MINUTES**

ID#14-1735 Minutes for the Meeting of December 10, 2014

ID#14-1736 Minutes for the Meeting of December 16, 2014

**V. BUSINESS ISSUES**

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 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 and the underground parking structure in order to allow construction and maintenance activities to occur. The



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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.
- The location of the proposed water main connection between the two railroads will need approval of the railroad and may be difficult as that section of water main on Grand Avenue is located with a casing pipe.
- 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.

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| PC14 -0145 | Crush. 379 W. Main Street - Conditional Use Permit <ul style="list-style-type: none"><li>• Water lateral for 379 W. Main Street is being changed to a 6-inch connection as part of the W. Main Street project.</li></ul> |
| PC14-0144  | CGR Products, 1011 Sentry Drive – Preliminary Site Plan & Architectural Review <ul style="list-style-type: none"><li>• No Comments.</li></ul>  |
| PC14-0150  | Zoning Code Modifications, 22.38(4) – Add processing, manufacturing and storage of alcoholic beverages. <ul style="list-style-type: none"><li>• No Comments</li></ul>  |
| PC14-0146  | Raised Grain Brewing Co, 2244 W. Bluemound Road, Unit E – Conditional Use Permit <ul style="list-style-type: none"><li>• No Comments</li></ul>   |
| ID#14-1790 | 901 Northview Road Building – Land Use Amendment <ul style="list-style-type: none"><li>• Water Utility Records indicate there is a 4-inch water service to this property from Northview Road.</li></ul>                  |



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- 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.
- PC14-0149      901 Northview Road Building – Rezoning
- Water Utility Records indicate there is a 4-inch water service to this property from Northview Road.
  - 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.
- PC14-0142      Only Kids University, 2444 N. Grandview Blvd – Conditional Use Permit
- Water Utility Records indicate there is a 1½ -inch water service to this property.
- PC14-0143      Christina’s Restaurant, 350 Delafield Street – Final Site Plan & Architectural Review
- The water main lateral may be close to the area of the concrete walk removal.
- ID#14-1618      Meadow Ridge Apartments – Final Site Plan Modifications (revised transformer locations)
- No Comments.
- PC14-0151      Zoning Code Modification 22.52(3) – Allow the Plan Commission to modify minimum area requirements
- No Comments.
- PC14-0152      Zoning Code Modification 22.53(8)(a) – Referall from Ald. Patton to modify parking spaces requirements for multi-family dwellings
- No Comments.

## VI. ADJOURNMENT