



Comments For The Plan Commission Wednesday, July 8, 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#15-2940 Minutes for the Meeting of June 24, 2015

V. CONSENT AGENDA

PC15-0198 Europa Equities, 1604 S. West Ave – Certified Survey Map

- No Comments

VI. BUSINESS ISSUES

PC15-0192 Silvernail Commons, Silvernail Road - Rezoning.

- No comments

PC15-0200 Silvernail Commons, Silvernail Road – Preliminary Site Plan & Architectural 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.
- Per the water utility operating rules, an eight (8) inch water main must be extended by the Developer/Owner along Silvernail Road for the full width of the property.
- 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 by both parties.
- Design and construction of the water main extension and lateral connection will need to be coordinated with the Waukesha Water Utility. 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 Northwest Pressure Zone.



- PC15-0191 T-Mobile/Parallel ML53108, 3031 Summit Ave – Preliminary Conditional Use Permit
- There is a public water main that runs north south near the property line. Additional information on the exact tower location, and foundation details will be needed prior to being able to offer any comments.
- PC15-0197 T-Mobile, 1436 E. Racine Avenue – Preliminary Conditional Use Permit
- No comments
- PC15-0201 Johnstone Supply, 1615 Paramount Drive – Final Site Plan & Architectural Review
- Water Utility Records indicate the property is served by a 1-1/4" domestic service and a 4" Fire Line. Both lines must be shown on the site plans.
 - The 4-inch fire line may not be adequately sized to serve the existing building and the addition. Contact the fire department. If a larger fire line service is needed to the building, it will need to be a minimum of 6" Ductile Iron Pipe, Thickness Class 52 or PVC pressure class 200 (DR-14). After discussions with the Fire Department, the Developer/Owner must notify the Water Utility of the decision.
- PC15-0159 Fox Lake Village Addition No. 2 – Final Plat Review
- The prior design comments from the water utility have been addressed by the designer.
 - An easement for the water main will need to be completed.
 - 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 by both parties prior to construction starting.
- PC15-0194 Dolphin Court Office Building, Preliminary Site Plan and Architectural 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 water main easement necessary for the installation of water infrastructure associated with this project.



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- 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.

PC15-0181

Warehouse Facility. 901 Northview Road – Final Site Plan & Architectural Review

- Water Utility Records indicate there is a 4-inch water service to this property from Northview Road, which will not be adequate for this new building. The existing 8" x4" tee must be plugged at the main; this work must be coordinated with the water utility for valve operation and inspection.
- Contact the water utility for the new water lateral application and tapping fees. Fire protection is a requirement for a building this size; therefore the service to the building will need to be a minimum of 6" Ductile Iron Pipe, Thickness Class 52 or PVC pressure class 200 (DR-14). Please modify the note at the location of the water main connection to read; "8"x6" TAPPING SLEEVE & 6" TAPPING VALVE & VALVE BOX (TO BE PROVIDED AND INSTALLED BY THE WAUKESHA WATER UTILITY – CONTRACTOR TO PROVIDE TRENCH, SHIELD AND MEANS FOR LOWERING TAPPING MACHINE)." The excavation and traffic control must be provided by the developer's contractor.
- Notify the water utility of the new property ownership so the water billing records can be updated.

VII. ADJOURNMENT