

**Comments For The Plan Commission**  
**Wednesday, September 23, 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#15-3243 Minutes for the Meeting of September 9, 2015

**V. BUSINESS ISSUES**

PC15-0176

Stillwater Villas, Rivers Crossing Subdivision – PUD Amendment and Preliminary Site Plan & Architectural Review

- A 30 foot wide exclusive water main easement within the proposed private drive necessary for the installation of water infrastructure associated with this project must be shown on the plans.
- 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 30 foot wide exclusive water main easement within the proposed private drive necessary for the installation of water infrastructure associated with this project. The 8 foot horizontal separation distances between water main, storm sewer and sanitary sewer all must be maintained.
- 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 and approved by the Waukesha Water Utility.
- 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.



PC15-0205

## Courtyards at Prairie Song, Summit Ave – PUD Amendment and Preliminary Site Plan & Architectural Review

- A 30 foot wide exclusive water main easement within the proposed private drive necessary for the installation of water infrastructure associated with this project must be shown on the plans.
- **The double water mains shown within the development is not an acceptable means to overcome the lack of fire flow to the area. A water main must extend from the existing water main on Prairie Song to Summit Ave.**
- The available fire flows for this proposed subdivision are below the levels needed by the fire department unless the water main is extended with the public roadway right of way from Summit Avenue to the existing water main at Prairie Song Drive at the time of this development progressing. We would strongly suggest that the City not issue any building permits for this development until that water main is construction, tested and active.
- The Developer/Owner is required to send a letter to the General Manager of the Waukesha Water Utility requesting the public water system extension. The letter must include a sketch of the development that clearly identifies the location of a 30-foot wide water main easement necessary for the installation of public water infrastructure within the private drive that is associated with this project.
- The letter must also address the water main extension needed within the public road off Summit Avenue.
- 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 will need to be approved, signed and executed by all parties prior to construction.
- The detailed design review of the water main plan and profile views will not be started until the letter to the GM at the WWU is received. The water main plans that have been submitted as part of the Plan Commission package are incomplete as they do not show the required valves and or the connection to the existing water main with enough clarity.
- 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.
- The development falls within the Reduced Northwest Pressure Zone.



PC15-0204

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Villas at Prairie Song, Summit Ave – PUD Amendment and Preliminary Site Plan & Architectural Review

- A 30 foot wide exclusive water main easement within the proposed private drive necessary for the installation of water infrastructure associated with this project must be shown on the plans.
- **The double water mains shown within the development is not an acceptable means to overcome the lack of fire flow to the area. A water main must extend from the existing water main on Prairie Song to Summit Ave.**
- The available fire flows for this proposed subdivision are below the levels needed by the fire department unless the water main is extended with the public roadway right of way from Summit Avenue to the existing water main at Prairie Song Drive at the time of this development progressing. We would strongly suggest that the City not issue any building permits for this development until that water main is construction, tested and active.
- The Developer/Owner is required to send a letter to the General Manager of the Waukesha Water Utility requesting the public water system extension. The letter must include a sketch of the development that clearly identifies the location of a 30-foot wide water main easement necessary for the installation of public water infrastructure within the private drive that is associated with this project.
- The letter must also address the water main extension needed within the public road off Summit Avenue.
- 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.
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- The detailed design review of the water main plan and profile views will not be started until the letter to the GM at the WWU is received. The water main plans that have been submitted as part of the Plan Commission package are incomplete as they do not show the required valves and or the connection to the existing water main with enough clarity.
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- The development falls within the Reduced Northwest Pressure Zone.



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- PC15-0225 McDonald's Restaurant, 801 Meadowbrook Road – Final Site Plan & Architectural Review
- The 2-inch copper water lateral to this building is believed to be located in the area where the proposed construction and landscaping will be taking place. This lateral is owned by the property owner and not the water utility, but care should be taken when working in this area.
- PC15-0226 Metal-Era, 1600 Airport Road – Final Site Plan & Architectural Review
- The 8-inch ductile iron water lateral to this building should be labeled on the site plan. The water valve is shown in the street. Since the proposed 18" storm sewer will be crossing the water lateral so it should also be noted on the plans. The lateral is owned by the property owner and not the water utility.
- PC15-0227 Skipper Bud's, 851 Silvernail Road – Rezoning
- No Comments
- PC15-0228 Skipper Bud's, 851 Silvernail Road – Conditional Use Permit
- No Comments

## VI. DIRECTOR OF COMMUNITY DEVELOPMENT REPORT

## VII. ADJOURNMENT