



Revised Comments For The Plan Commission Wednesday, March 9, 2016

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#16-351 Minutes for the Meeting of February 24, 2016

V. CONSENT AGENDA

PC16-0007 Steven C. Koch, Saylesville Road – Certified Survey Map

- No comments

PC16-0008 Medico-Mart, Inc., 2323 Corporate Drive, Final Site Plan & Architectural Review

- The plan shows the existing water service to the property is a 4” line; this may not be adequate to provide protection for the building addition. The available fire flow data in the area is older than that which will be allowed to be used if additional permitting is need for the fire protection system. The developer and their design team will need to coordinate with the water utility during non-freezing months to obtain the new data required for any fire suppression system modifications or additions that may be needed.

PC16-0010 Mission Breakout LLC, 2335-2337 Silvernail Road – Conditional use Permit

- No Comments

PC16-0016 Waukesha Memorial Hospital, 725 American Avenue – Certified Survey Map

- The water main that now is contained with the vacated portion of Dopp Street must have an easement shown on the CSM along with the additional notes that were sent to the designer on 2.2.16.

VI. BUSINESS ISSUES

PC16-0014 City of Waukesha Pump Station Control Buildings – Conditional Use

- No Comments

- PC16-0006 Mad Rooster Restaurant, NW Barstow 7 Bank Street – Preliminary Site Plan & Architectural Review
- The existing water service to the property is a 2” copper line and will not be adequate to meet the needs if a fire protection system is needed for this building due to the proposed additions. The developer will need to complete the Water Service – Connections and Meters Application from the website and return it and the associated fee to the Waukesha Water Utility. If a fire line/water lateral service is needed then it will need to be a minimum of 6” Ductile Iron Pipe, Thickness Class 52 or PVC pressure class 200 (DR-14).
 - The available fire flow data in the area is older than that which will be allowed to be used for future permitting. The developer and their design team will need to coordinate with the water utility during non-freezing months to obtain the new data required for any fire suppression system modifications or additions that may be needed.
- PC16-0012 WI Independent Learning College, 1936 MacArthur Road, Conditional Use Permit
- No Comments.
- PC16-0011 Clinton Street Properties, 732, 734, 736 Clinton Site – Final Site Plan & Architectural Review
- No Comments.
- PC16-0009 Culver’s, 840 W. Sunset Drive – Preliminary Site Plan & Architectural Review
- Records indicate the water service to the building is 1½ copper.
- PC15-0205 Courtyards at Prairie Song, Summit Avenue – PUD Amendment and Preliminary Site Plan & Architectural Review
- The water main exhibit drawing provided on 3/4/16 showing the required connecting water main with an easement between Madison and Summit is acceptable for review at this time.
 - It is understood that this easement in the future may turn into a public roadway right of way from Summit Avenue to Prairie Song Drive off Madison. If a future roadway does not become public, then the water main easement will remain in place. The 8 foot horizontal separation distances between water main, storm sewer and sanitary sewer will need to be maintained, so the developer should consider this at the time of the water main design.
 - It is understood that the water main must be installed at the time of this development progressing; though the taps and cul-de-sac connections for areas 3, 4 and 5 will be made in the future. Appropriately placed valves and hydrants will need to be installed at this time to accommodate for this future construction without compromising service to Courtyards or Villas at Prairie Song.
 - The water utility will require service truck access to any hydrant and valves along the water main route; however, we are willing to access the valves/hydrants for the Courtyard area from the north off Summit and the rest of the valves/hydrants from the south off

Madison to avoid needing a semi-improved service truck path through the existing homestead area.

- The water main will be required to be ductile iron or C900 piping in order to allow the future connections and taps to be made.
- 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. 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.

PC16-0013

Fox Lake Circle Condominiums, Fox Lake Circle – Final 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 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.

VII. DIRECTOR OF COMMUNITY DEVELOPMENT REPORT

VIII. ADJOURNMENT