



Comments For The Plan Commission Wednesday, November 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#16-1565 Minutes for the Meeting of October 12, 2016

V. CONSENT AGENDA

PC16-0093 Faith Baptist Church, 3250 Summit Avenue – Storage Garage

- No Comments

PC16-0031 1121 Baxter Street – Certified Survey Map

- No Comments

VI. BUSINESS ISSUES

PC16-0094 US Cellular Tower, 915 Magnolia Drive – Conditional Use Permit

- Records indicate there is a 1-1/2" copper water service to the property.

PC16-0088 Panda Express, Sunset Drive & Tenny Avenue – Preliminary Site Plan & Architectural Review

- There are two (2) water mains on Tenny Avenue which are from two separate pressure zones. Due to minimum pressure requirements, this development is required to tap from the western-most water main in Tenny Avenue, which is an 8-inch water main on the Southeast Pressure Zone.
- The designer/owner 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 tap shall be installed with an 8"x6" tapping sleeve and 6" tapping valve and valve box (to be supplied and installed by Waukesha Water Utility). The contractor shall

perform excavation to the main, provide trench, shield, and means for lowering tapping machine.

- PC16-0089 Villas at Timber Ridge, Timber Ridge Drive – PUD Amendment and Final Site Plan & Architectural Review
- The proposed utility design plan does not match City asbuilt records hydrant and service locations. Design and construction of the water main will need to be coordinated with the Waukesha Water Utility and the design review will not proceed until detailed design plans are submitted to Waukesha Water Utility.
- PC16-0090 Kwik Trip Express, 1700 Pewaukee Road – Final Site Plan & Architectural Review
- Records indicate that the property is served by a 1-inch copper service.
- PC16-0091 Mad Rooster Restaurant, NW Barstow & Bank Street – Final 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. The fee for a fire flow test to be performed in 2016 is \$220.
 - There is a 12" water main in West Avenue adjacent to this location, however there is no existing service to this property and it appears no future service is being proposed as part of this development.

VII. DIRECTOR OF COMMUNITY DEVELOPMENT REPORT

VIII. ADJOURNMENT