



# City of Waukesha

## Application for Development Review

Last Revision  
Date:  
January 2025

City of Waukesha Community Development Department - 201 Delafield Street, Waukesha, WI 53188 262-524-3750  
City of Waukesha Department of Public Works Engineering Division—201 Delafield Street, Waukesha, WI 53188 262-524-3600  
www.waukesha-wi.gov

### APPLICANT INFORMATION

Applicant Name: Kelly Zylstra, PE  
Applicant Company Name: Waukesha Water Utility  
Address: 115 Delafield St (PO Box 1648)  
City, State: Waukesha, WI Zip: 53187-1648  
Phone: 262.409.4430  
E-Mail: kzylstra@waukesha-water.com

### ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

### PROPERTY OWNER INFORMATION

Applicant Name: \_\_\_\_\_  
Applicant Company Name: Waukesha Water Utility  
Address: 115 Delafield St (PO Box 1648)  
City, State: Waukesha, WI Zip: 53187-1648  
Phone: 262.409.4430  
E-Mail: kzylstra@waukesha-water.com

### PROJECT & PROPERTY INFORMATION

Project Name: Stardust Generator Addition  
Property Address 1855 Stardust, Waukesha, WI  
Tax Key Number(s): WAKC1005005  
Zoning: Rs-2 (conditional use)  
Total Acreage: 0.2064 Existing Building Square Footage 704  
Proposed Building/Addition Square Footage: 0  
Current Use of Property: Water Booster Station

### PROJECT SUMMARY (Please provide a brief project description.)

The project involves the addition of a natural gas generator in the back yard of the existing booster pump station. The generator will provide emergency power to the station, allowing us to better ensure the pumps will be able to fill the tower on Davidson Drive in the event of a power disruption. This project was identified as part of our Risk and Resiliency Assessment that we prepared as part of the DNR/EPA requirements for water systems. This generator is considered an accessory structure and will be in the rear yard.

All submittals require a complete scaled set of digital plans (Adobe PDF) and shall include a project location map showing a 1/2 mile radius, a COLOR landscape plan, COLOR building elevation plans, and exterior lighting photometric maps and cut sheets. A pre-application meeting is required prior to submittal of any applications for Subdivisions, Planned Unit Developments, and Site and Architectural Plan Review. **The deadline for all applications requiring Plan Commission Reviews is Monday at 4:00 P.M, 30 days prior to the meeting date. The Plan Commission meets the Fourth Wednesday of each month.**

### APPLICATION ACKNOWLEDGEMENT AND SIGNATURES

I hereby certify that I have reviewed the City of Waukesha Development Handbook, City Ordinances, Submittal Requirements and Checklists and have provided one PDF of all required information. Any missing or incomplete information may result in a delay of the review of your application. By signing this I also authorize The City of Waukesha or its agents to enter upon the property for the purpose of reviewing this application.

Applicant Signature Kelly Zylstra  
Applicant Name (Please Print) Kelly Zylstra, Operations Manager at Waukesha Water Utility  
Date: 8/29/2025

### For Internal Use Only:

Amount Due (total from page 2): \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Check #: \_\_\_\_\_  
Trakit ID(s) \_\_\_\_\_ Date Paid: \_\_\_\_\_

## Naming Conventions for Plan Commission Files/Submissions

Digital files submitted for Plan Commission will need to be labeled with one of the naming conventions below. For example, if the applicant is submitting a plan for landscaping on a project, ***please label the PDF as Landscape Plan followed by the business name, address and date (month and year)*** Files that do not have names or only include PDF numbers will be returned to the applicant to rename.

### Community Development

Elevations and Architectural Plans– **Project Name, address**

Site Plans

Landscape Plans

Plan Commission Application

Renderings

Certified Survey Map– CSM

Lighting and Photometrics

Signs

PUD

Easements

Rezoning

Preliminary Plat

Final Plat

### Engineering & Other Departments

Site Engineering and grading

Stormwater Management Plan

Traffic Study

Erosion Control

Wetland Delineation

Utility Plans

Flood Plain

Maintenance Agreements

Development Review Checklist

Example: **Site Plans– City of Waukesha City Hall Project, 201 Delafield Street, July 12, 2023**

## THIRD PARTY ENGINEERING REVIEW DEPOSIT

Deposits for third party Engineering Review must be included at the time of application.

Please follow the schedule below:

Engineering Review Deposit Schedule	
<i>Project Type</i>	<i>Deposit Amount</i>
1 or 2 Family Residential CSM	\$750
All Other CSMs	\$2,500
Preliminary SPAR	\$5,000
Final SPAR	\$5,000
Preliminary Plat	\$7,500
Final Plat	\$7,500

The deposit is a separate payment from the required application fees. Two payments will be required with the application. **The Engineering Review Deposit must be in the form of a check made out to the City of Waukesha.**

## City of Waukesha Application for Development Review

**TYPE OF APPLICATION & FEES (CHECK ALL THAT APPLY)** Please note that each application type has different submittal requirements. Detailed submittal checklists can be found in Appendix A of the Development Handbook.

### FEES

☐ Plan Commission Consultation/Conceptual Review **\$390**

☐ Traffic Impact Analysis

☐ Commercial, Industrial, Institutional, and Other Non-Residential **\$480**

☐ Residential Subdivision or Multi-Family **\$480**

☐ Resubmittal (3rd and all subsequent submittals) **\$480**

### ONE OF THE THREE FOLLOWING ITEMS IS REQUIRED FOR SITE PLAN & ARCHITECTURAL REVIEWS (\*):

#### \* ☐ Preliminary Site Plan & Architectural Review

Engineering Review Deposit \$5,000 + \_\_\_\_\_

☐ Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$2,240**

☐ Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$2,460**

☐ Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$2,680**

☐ Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres **\$2,900**

☐ Resubmittal Fees (after 2 permitted reviews) **\$750**

#### \* ☐ Final Site Plan & Architectural Review

Engineering Review Deposit \$5,000 + \_\_\_\_\_

☐ Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$1,360**

☐ Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$1,480**

☐ Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$1,700**

☐ Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres **\$2,020**

☐ Resubmittal Fees (3rd and all subsequent submittals) **\$750**

#### \* ☐ Minor Site Plan & Architectural Review (total site disturbance UNDER 3,000 total square feet)

**\$420**

☒ Projects that do not require site development plans **\$420**

☐ Resubmittal Fees (3rd and all subsequent submittals) **\$420**

☐ Certified Survey Map (CSM)

Engineering Review Deposit \$750 or \$2,500 (see schedule) + \_\_\_\_\_

☐ 1-3 Lots **\$690**

☐ 4 lots or more **\$750**

☐ Resubmittal (3rd and all subsequent submittals) **\$180**

☐ Extra-territorial CSM **\$450**

☐ Preliminary Subdivision Plat

Engineering Review Deposit \$7,500 + \_\_\_\_\_

☐ Up to 12 lots **\$1,335**

☐ 13 to 32 lots **\$1,530**

☐ 36 lots or more **\$1,750**

☐ Resubmittal (3rd and all subsequent submittals) **\$695**

☐ Final Subdivision Plat (Final Site Plan Review is also required.)

Engineering Review Deposit \$7,500 + \_\_\_\_\_

☐ Up to 12 lots **\$750**

☐ 13 to 32 lots **\$995**

☐ 36 lots or more **\$1,215**

☐ Resubmittal (3rd and all subsequent submittals) **\$695**

☐ Extra-territorial Plat **\$930**

☐ Rezoning and/or Land Use Plan Amendment

☐ Rezoning **\$745**

☐ Land Use Plan Amendment: **\$705**

☐ Conditional Use Permit

☐ Conditional Use Permit with no site plan changes **\$530**

☐ Conditional Use Permit with site plan changes **\$570** plus applicable preliminary and final site plan fees above

☐ Planned Unit Development or Developer's Agreement (Site Plan Review is also required)

☐ New Planned Unit Development or Developer's Agreement **\$2,000**

☐ Planned Unit Development or Developer's Agreement Amendment **\$960**

☐ Annexation **NO CHARGE**

☐ House/Building Move **\$150**

☐ Street or Alley Vacations **\$465**

**TOTAL APPLICATION FEES:**

Engineering Review Deposit Total = \_\_\_\_\_

Application Fee Total =

**\$420.00**

# City of Waukesha

## Development Review Submittal Requirements

### PLAN COMMISSION CONSULTATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Plan Commission Consultation may be submitted for review and comment for the owner/developer to ascertain the feasibility of a proposed project. A consultation is not required but may be submitted in advance of an actual submittal for a preliminary plat, CSM, Planned Unit Development, rezoning, conditional use or site plan. The Plan Commission will only provide feedback, no approvals will be given. Prior to applying for a Plan Commission Consultation you must discuss your project with the Planning Division to determine if a Plan Commission Consultation is recommended.

**Review Time:** Approximately 30 days

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission (optional)

**In addition to this application and corresponding application fee you will also need:**

- ☐ One (1) digital (PDF) copy of the plans you want conceptual review of
- ☐ Attachment A: Development Review Checklist. You should also review all other corresponding checklists that relate to the project that you are seeking conceptual review of and include as much information as possible.
- ☐ Cover letter outlining project details.

### TRAFFIC IMPACT ANALYSIS SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Traffic Impact Analysis is required for projects that meet certain criteria. Please refer to the Developer's Handbook Section 4.4 to determine if your project requires a Traffic Impact Analysis

**Review Time:** Approximately 30 days

**Reviewing Departments:** Public Works Engineering Division

**Reviewing Boards:** None, however the Plan Commission may require a copy as part of site plan review process.

**In addition to this application and corresponding application fee you will also need:**

- ☐ One (1) digital (PDF) copy of the Traffic Impact Analysis

### PRELIMINARY SITE PLAN & ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Preliminary site and architectural plans are required for any new residential development with 4 or more units and all non-residential developments. Preliminary site plan approval is also required for additions or modifications to existing developments and projects where a stormwater management plan is needed. Preliminary approval is required unless it is determined by City staff in the Pre-Application meeting that the project only needs Final Site and Architectural Review.

**Review Time:** Approximately 30 days (45 if Common Council review is needed)

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- ☐ One (1) digital (PDF) that includes of items listed below
  - ☐ Cover letter outlining project details.
  - ☐ Color architectural elevations of all sides of the building and color perspective renderings
  - ☐ Conceptual Landscape Plan
  - ☐ Attachment A: Development Review Checklist
  - ☐ Site Plan (see Attachment B: Engineering Plan Checklist)
  - ☐ Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
  - ☐ Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
  - ☐ Utility Plans (see Attachment H: Sewer Plan Review Checklist)
  - ☐ Any other attachments as applicable.

### FINAL SITE PLAN & ARCHITECTURAL REVIEW PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Final site and architectural plans are submitted only after the Plan Commission has approved Preliminary Site Plans for any new residential development with 4 or more units and all non-residential developments, including modifications to existing developments. Some projects may bypass Preliminary approval but only if it is determined by City staff in the Pre-Application meeting.

**Review Time:** Approximately 30 days (45 if Common Council review is needed)

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- ☐ One (1) digital (PDF) that includes of items listed below
  - ☐ Cover letter outlining project details.
  - ☐ Color architectural elevations of all sides of the building and color perspective renderings
  - ☐ Landscape Plan (see Attachment I: Landscape Plan Checklist)
  - ☐ Attachment A: Development Review Checklist
  - ☐ Site Plan (see Attachment B: Engineering Plan Checklist)
  - ☐ Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
  - ☐ Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
  - ☐ Utility Plans (see Attachment H: Sewer Plan Review Checklist)

### MINOR SITE PLAN & ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Minor Site and Architectural review is intended for projects that may not need the extensive submittal requirements for Preliminary and Final Site Plan approval. Projects that qualify for Minor Site Plan submittal may include landscape, façade and building changes or minor site modifications that don't result in the addition of impervious surface.

**Review Time:** Approximately 30 days (45 if Common Council review is needed)

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- ☒ One (1) digital (PDF) that includes of items listed below
  - ☐ Cover letter outlining project details.
  - ☐ Architectural elevations of all sides of the building being modified
- ☐ In addition, depending on the type of project, you may also need the following items:
  - ☐ Site Plan (see Attachment B: Engineering Plan Checklist)
  - ☐ Landscape Plan (see Attachment I: Landscape Plan Checklist)

### CERTIFIED SURVEY MAP SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Certified Survey Map may be used to divide up to eight (8) lots in Commercial, Industrial, and Mixed Use zoning districts and up to four (4) lots in all other zoning districts.

**Review Time:** Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- ☐ One (1) digital (PDF) that includes of items listed below
  - ☐ Attachment E: Certified Survey Map Checklist
  - ☐ Attachment A: Development Review Checklist and other attachments as applicable.

*\*Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.*

### PRELIMINARY PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Preliminary Plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Preliminary Plat to Waukesha County and the State of Wisconsin for review.

**Review Time:** Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- ☐ One (1) digital (PDF) that includes of items listed below
  - ☐ Attachment F: Preliminary Plat Checklist
  - ☐ Cover letter outlining project details.
  - ☐ Attachment A: Development Review Checklist and other attachments as applicable
  - ☐ Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

### FINAL PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Final plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Final Plat to Waukesha County and the State of Wisconsin for review.

**Review Time:** Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- ☐ One (1) digital (PDF) that includes of items listed below
  - ☐ Attachment G: Final Plat Checklist
  - ☐ Cover letter outlining project details.
  - ☐ Attachment A: Development Review Checklist and other attachments as applicable.
  - ☐ Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

### REZONING & COMPREHENSIVE PLAN AMENDMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

This review is for any requests to rezone land or amend the City's Comprehensive Master Plan. For rezonings all property owners within 300 feet of the property will be notified of your request.

**Review Time:** 45-60 Days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission, Common Council

**Additional Information:** Rezonings must be done in accordance with the Comprehensive Plan. Please consult with Planning staff to determine if a Comprehensive Plan Amendment is also required prior to submitting a rezoning application.

**In addition to this application and corresponding application fee you will also need:**

- ☐ One (1) digital (PDF) that includes of items listed below
  - ☐ Cover letter outlining project details and rationale for rezoning
  - ☐ Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
  - ☐ Conceptual Plan (if applicable)

*\*Please note this application fee only covers the rezoning and/or Comprehensive Plan Amendment. If you are proposing site plan changes or are subdividing land you will also need to meet the applicable submittal requirements for those proposals.*

### CONDITIONAL USE PERMIT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Any use listed as a Conditional Use in Chapter 22 (Zoning Code) requires a Public Hearing in front of the Plan Commission prior to building or occupancy permits being issued. All property owners within 300 feet of the property will be notified of your request.

**Review Time:** 30-45 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission

**In addition to this application and corresponding application fee you will also need:**

- ☐ One (1) digital (PDF) that includes of items listed below
  - ☐ Conditional Use Permit Application

*\*Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.*

### PLANNED UNIT DEVELOPMENT OR DEVELOPER'S AGREEMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

The PUD Overlay District is intended to permit development that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building heights and types, and/or mixing of compatible uses. The PUD Overlay District under this Chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the standards or use requirements set forth in the underlying basic zoning district.

Developer's Agreements are used for any project that require public infrastructure improvements (sewer, storm sewer, sidewalks, etc) and other off-site improvements such as median openings, traffic signals, street widening, etc..

**Review Time:** 45-60 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission, Common Council. Some projects will also require Board of Public Works review.

**In addition to this application and corresponding application fee you will also need:**

- ☐ One (1) digital (PDF) that includes of items listed below
  - ☐ Cover letter/statement that outlining project details and all of the required information set forth in the Zoning Ordinance Section 22.52 (4)(a)
  - ☐ Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
  - ☐ General Development Plan
  - ☐ Proposed Supplemental Design Elements (required for all PUDs under the minimum required acreage)

*\*Please note in addition to the PUD submittal requirements your project will also need additional application fees and submittal materials based on the project type. This may include Preliminary and Final Plats, Preliminary and Final Site and Architectural Plans, Certified Survey Maps, Traffic Impact Analysis. Staff will inform you of any additional submittal requirements at the Pre-Application meeting, which is required prior to submitting your application.*

### ANNEXATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Requests for annexation as permitted under Section 66.0217 Wisconsin Statutes.

**Review Time:** 45-60 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission, Common Council

**In addition to this application and corresponding application fee you will also need:**

- ☐ One (1) digital (PDF) that includes of items listed below
  - ☐ Copy of your State of Wisconsin Request for Annexation Review Application
  - ☐ Signed City of Waukesha Direct Annexation Petition
  - ☐ Map of property of property to be annexed.
  - ☐ A boundary description (legal description of property to be annexed)
  - ☐ Any additional information on the annexation.

## HOUSE/BUILDING MOVE SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Any application to move a home or building from one location to another in the City requires review by staff and the Plan Commission.

**Review Time:** 30-45 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility, Police Department, Any affected Public Utilities

**Reviewing Boards:** Plan Commission

**In addition to this application and corresponding application fee you will also need:**

- ☐ One (1) digital (PDF) that includes of items listed below
  - ☐ Address of existing structure and address of final destination for structure
  - ☐ Site Plan showing location of house/building at the new location
    - ☐ Proposed route for moving structure. Should also include any overhead wires, mailboxes, or other obstructions that will need to be temporarily relocated to allow for the house/building to get to the new site.

## STREET VACATIONS

Street Vacations must be reviewed and approved by the Plan Commission.

**Review Time:** 45-60 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission, Common Council

**In addition to this application and corresponding application fee you will also need:**

- ☐ One (1) digital (PDF) that includes a map and legal description of the areas to be vacated.



August 29, 2025

City of Waukesha Community Development

Dear Doug:

The Waukesha Water Utility is requesting approval for the addition of a new natural gas generator in the rear yard of our water booster station located at 1855 Stardust Drive. The Water Commission approved the purchase and installation of a 125kW natural gas generator at their December 2024 meeting. We are requesting a minor site plan and architectural review by the Plan Commission.

This booster station does not have an emergency generator. One of the aspects of the water system evaluation completed during our Risk and Resiliency Report (RRA) preparation in 2020, was the ability of the system to reliably provide water during an extended power outage. As a result of this evaluation, the conclusion was reached that adding a standby generator at Stardust should be on our list of priorities.

The Stardust Booster Station contains three booster pumps all of which move water from the Central Pressure Zone into the Davidson Tower to feed the Northeast Pressure Zone. The building is a small brick building, 22'x32', that was built in 1975. It is a conditional use in an Rs-2 zoned area.

Figure 1 shows the location of the site.

Figure 2 shows the aerial with water mains and valves shown.

Figure 3 shows the site with elevation contours.

Figure 4 shows the building elevations.

Figure 5 shows the color building front yard view from Stardust Drive.

Figure 6 shows the color building rear yard view from E. Moreland Blvd.

The generator is a Level 2 sound attenuated unit which is the quietest unit available. This is the same sound attenuation that we have installed at other booster stations. The generator will be placed on a concrete pad with dimensions of 173" long and 54" wide. Attachment 1 is manufacturer (Cummins) information on the generator.

The manufacturer recommends that the generator be at least 5 feet from the building. We need clearance of 3 feet from the existing transformer. Zoning code requires setback from the side lot line of at least 10 feet and 45 feet from the rear yard. Figures 7a and 7b show the proposed generator location with dimensions from the existing building, the existing transformer, and the lot lines. This location meets the setbacks and gives us five feet of clearance between the generator and the watermain in the area. The gas regulator will be located at the building corner so that meets NFPA 58 requirements from windows and the air intake duct

Figure 8 shows the proposed generator with the elevation view from E. Moreland Blvd.

Sincerely,

WAUKESHA WATER UTILITY



Kelly Zylstra, P.E.  
Operations Manager



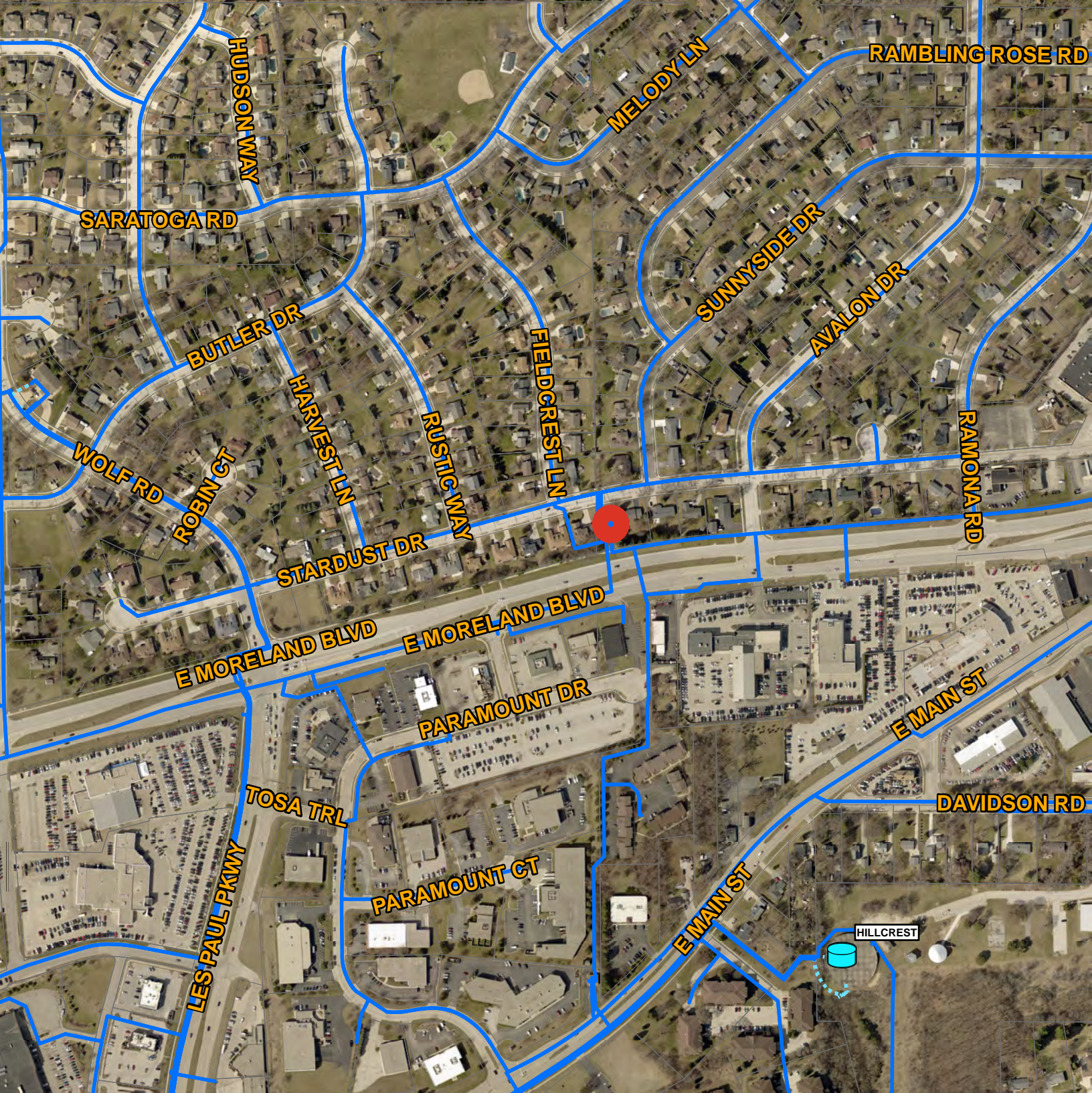


Figure 1 - Location Map





## Figure 2 Current Site Plan

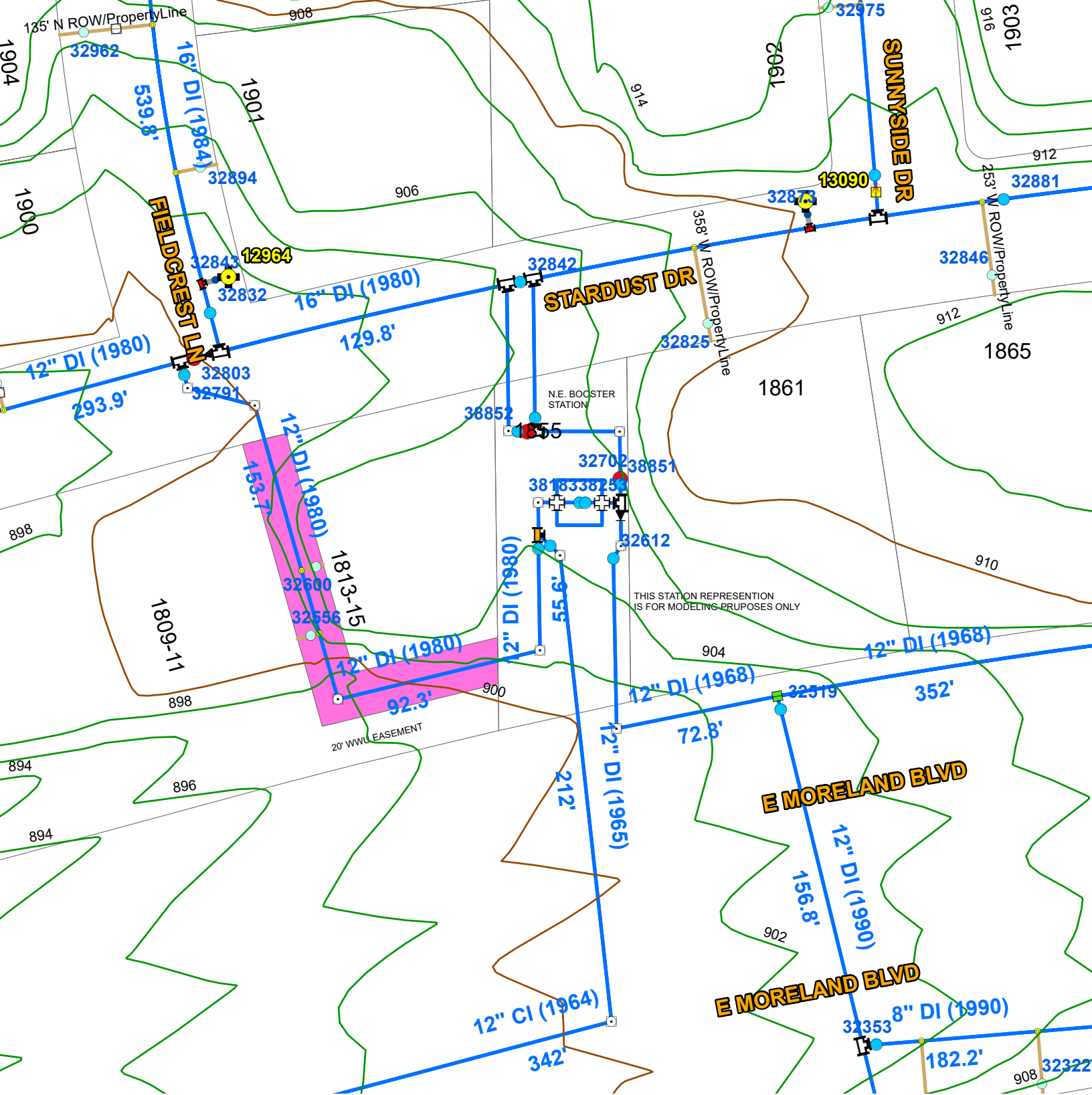
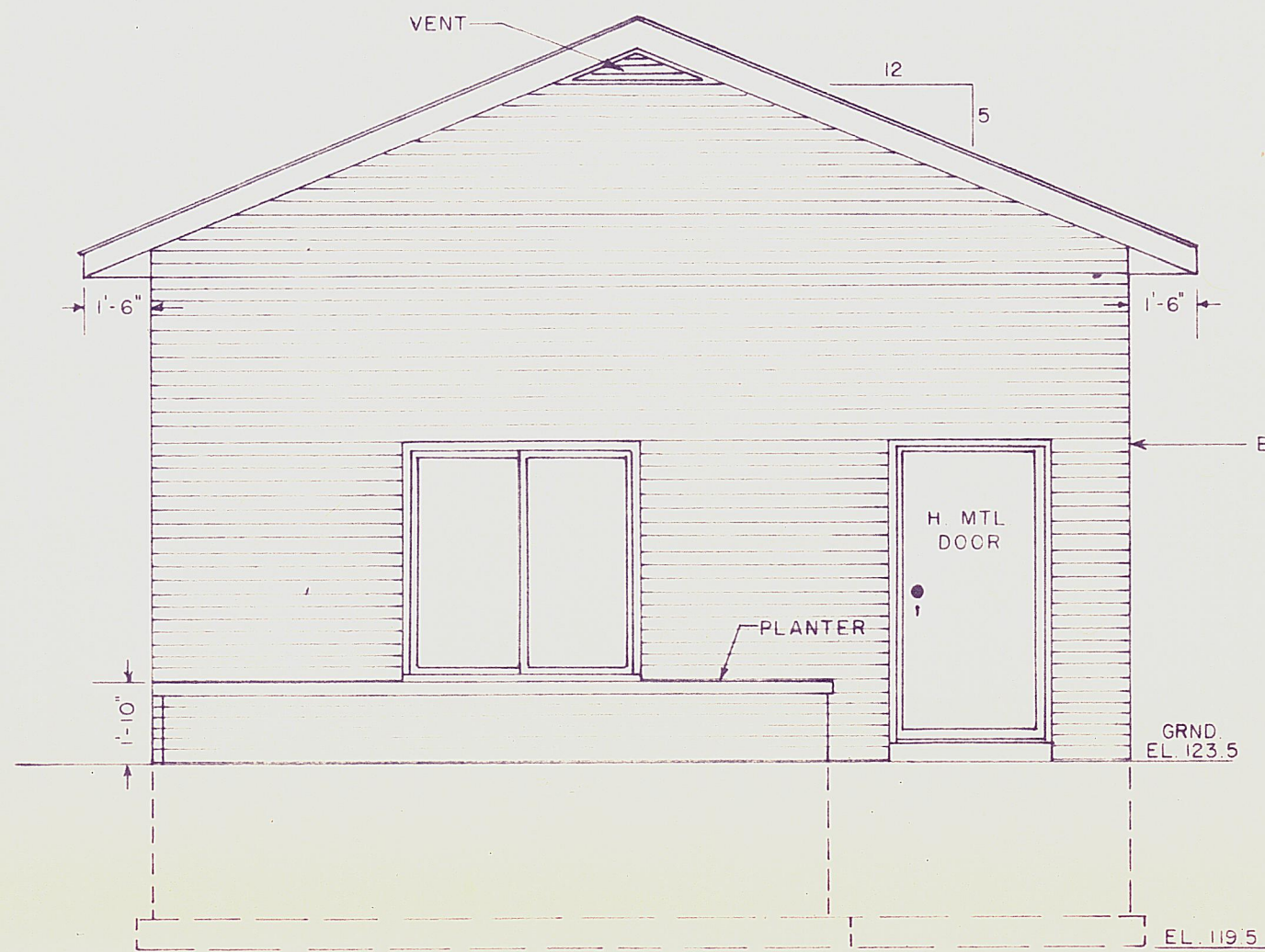
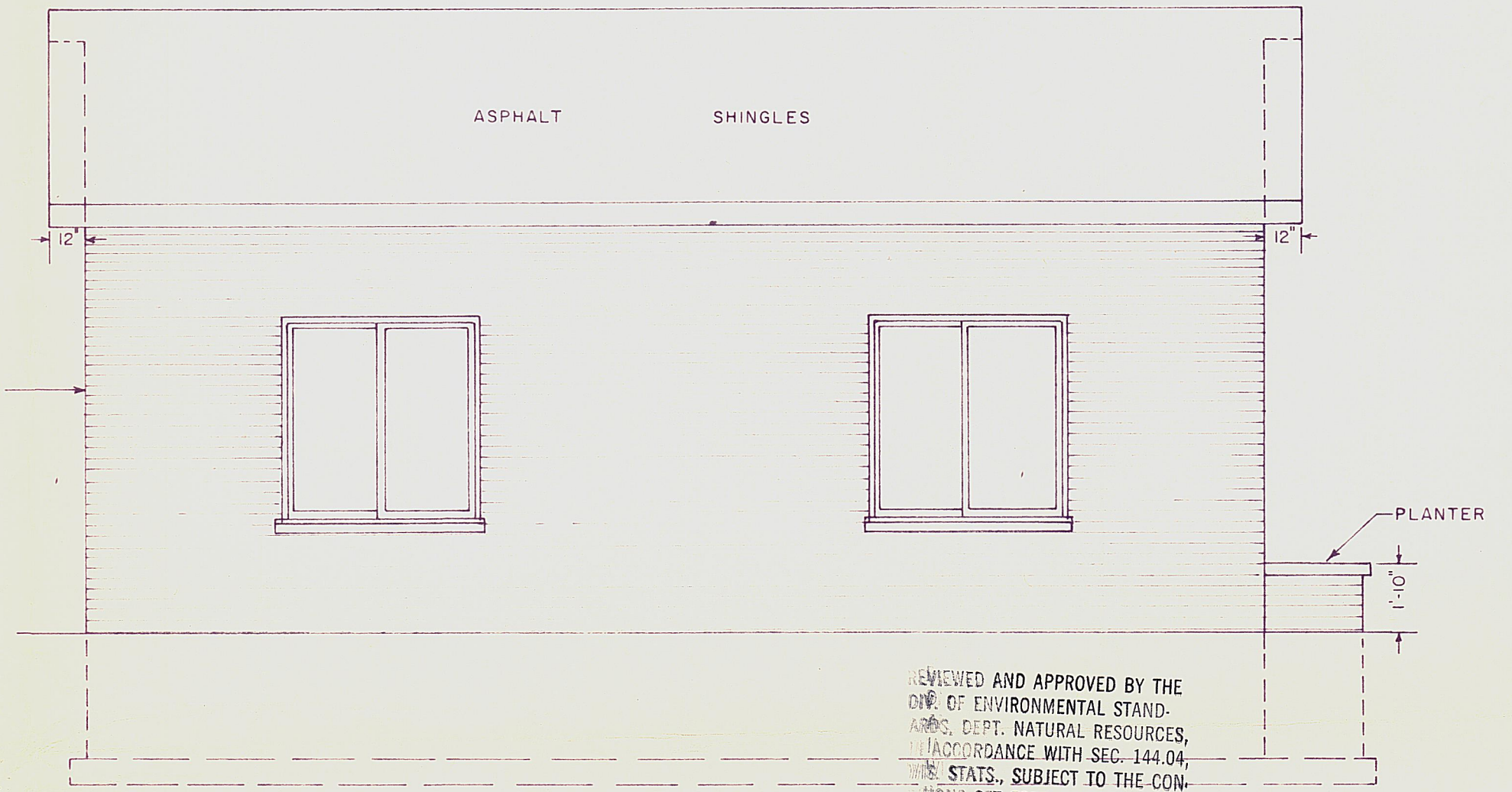


Figure 3 - Site with Elevation Contours





NORTH ELEVATION



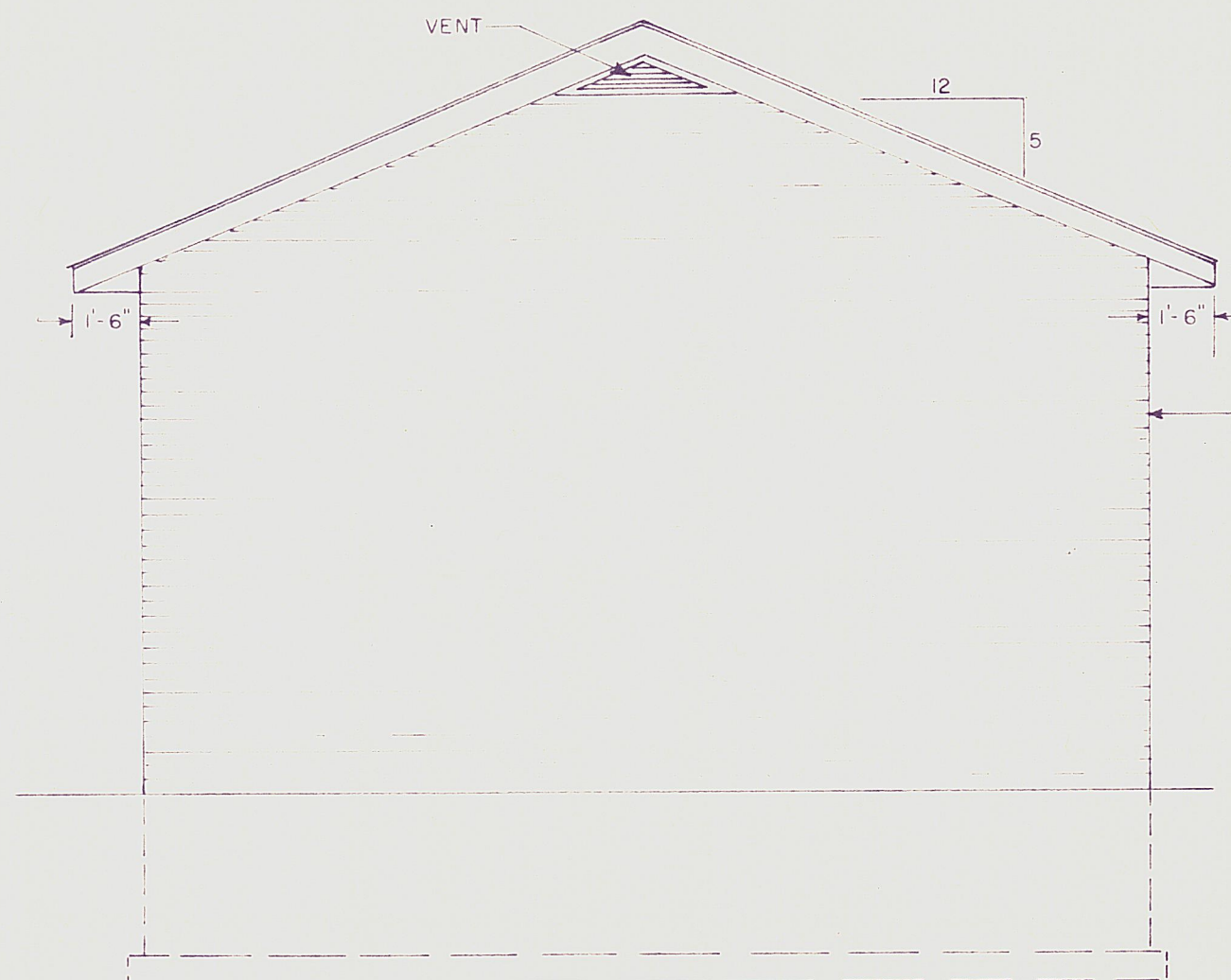
EAST ELEVATION

REVIEWED AND APPROVED BY THE  
DIR. OF ENVIRONMENTAL STAND-  
ARDS, DEPT. NATURAL RESOURCES,  
IN ACCORDANCE WITH SEC. 144.04,  
WIS. STATS., SUBJECT TO THE CON-  
DITIONS SET FORTH IN THE LETTER  
OF APPROVAL.

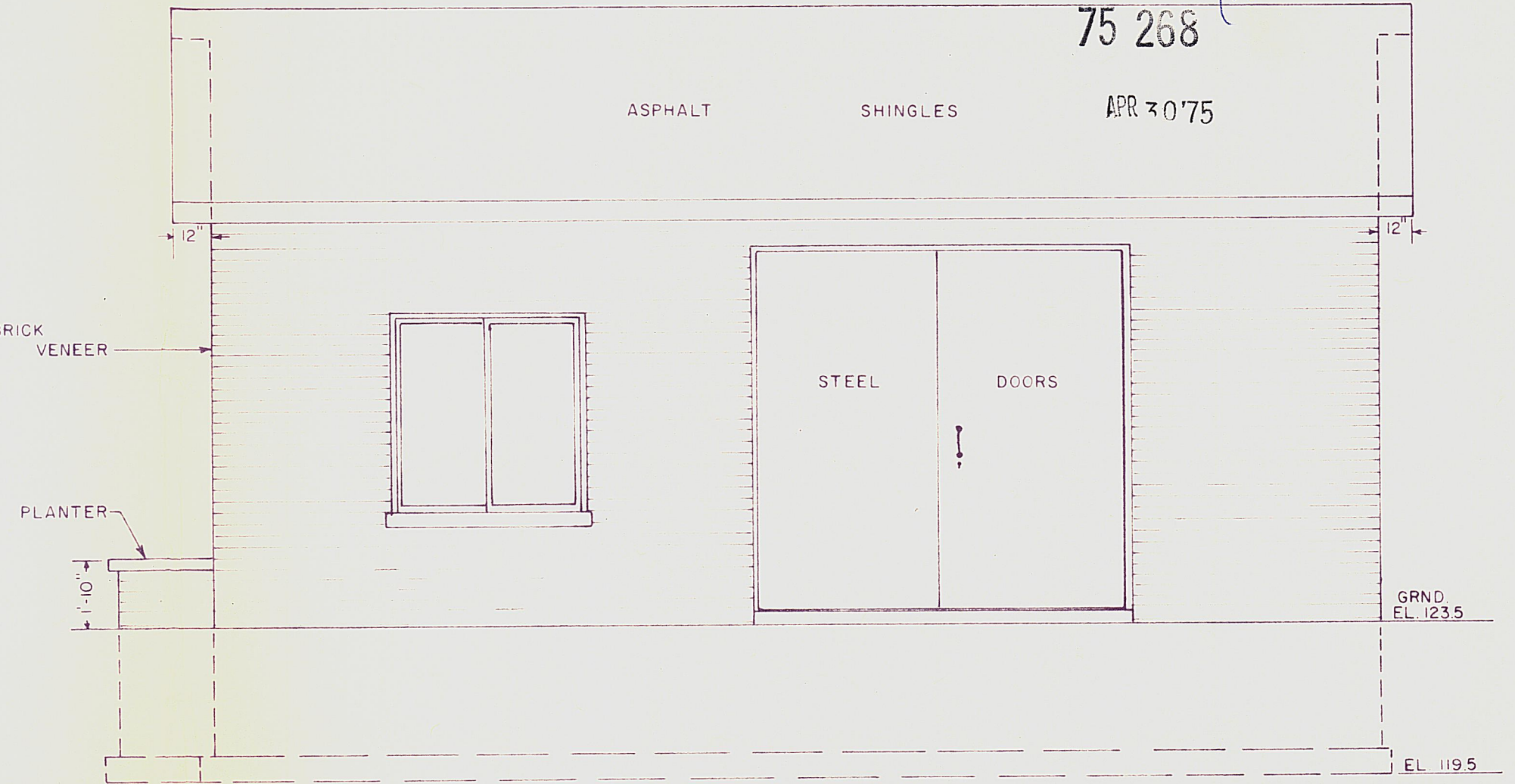
OLIVER D. WILLIAMS  
ACTING ADMINISTRATOR

APPROVAL NO.  
**75 268**

APR 30 '75



SOUTH ELEVATION



WEST ELEVATION

**DNR** APR 8 1975

SCALE 1/4" = 1'-0"  
DATE FEB. 25, 1975  
BY R.J. DAVIS, S.E.T.





Image capture: Sep 2007 © 2025 Google





Image capture: Jun 2025 © 2025 Google

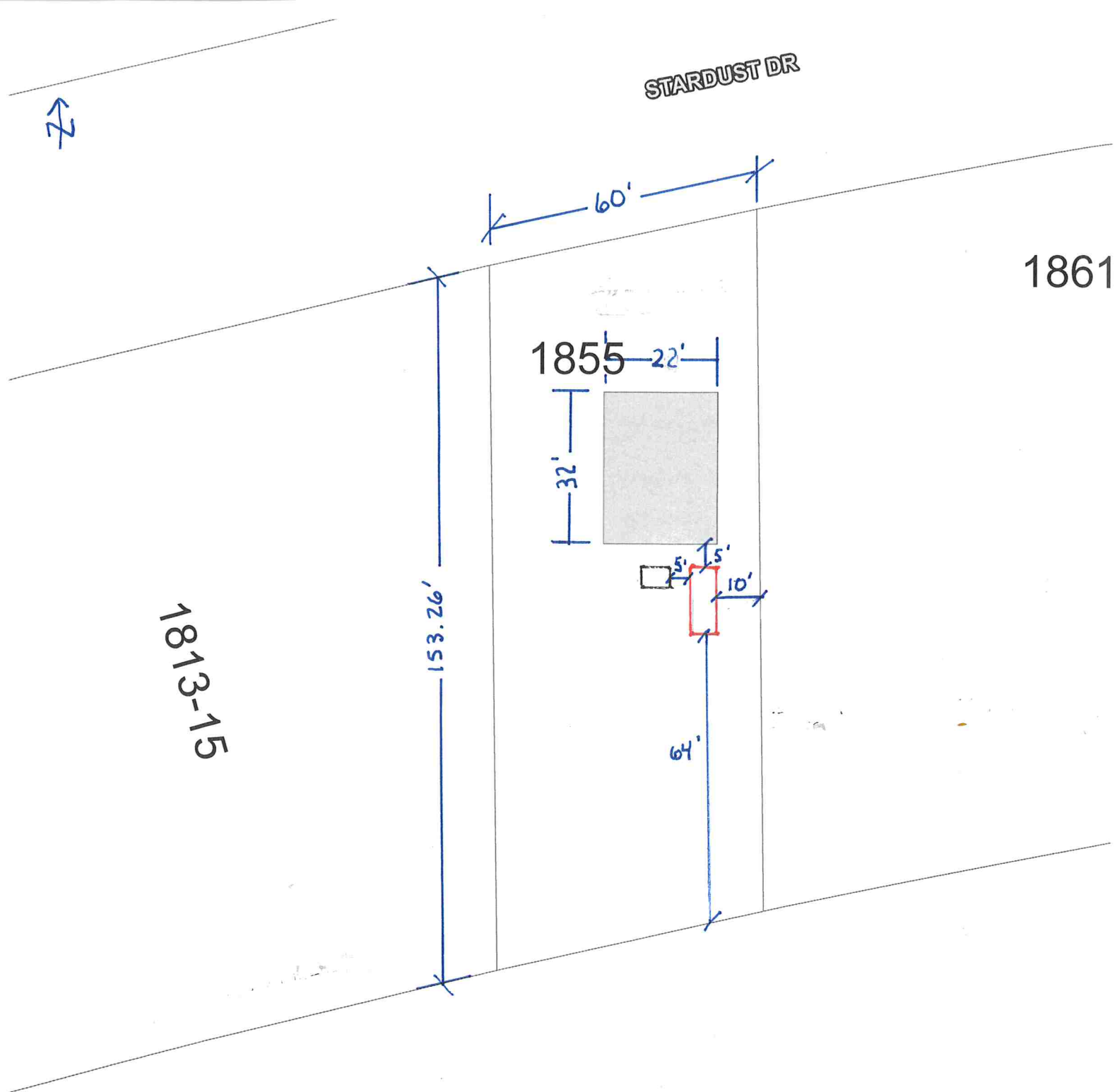
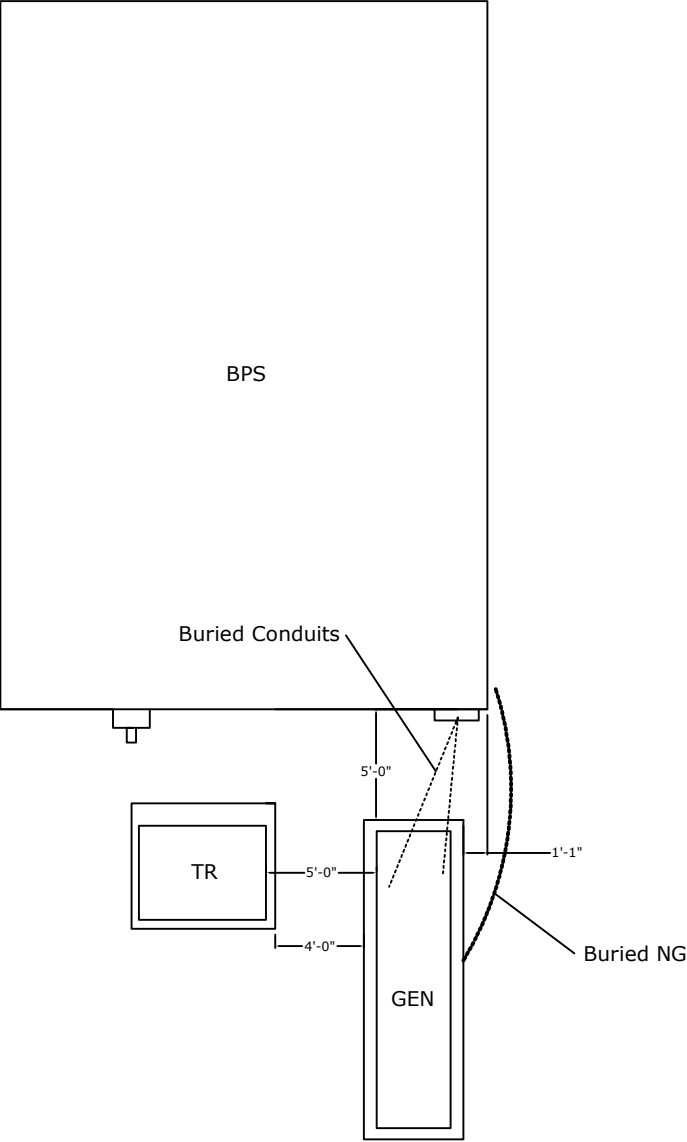


Figure 7a - Proposed Generator Location with Dimensions





*Hogen*  
*Electric*  
*Inc.*

Electrical Services for Municipal & Industrial Markets  
1131 Limerick lane / Hartford, WI 53027  
(262) 670-5500

Waukesha Water Utility - Stardust Generator  
Waukesha, Wisconsin

SITE PLAN  
Sheet 1

AUG, 2025

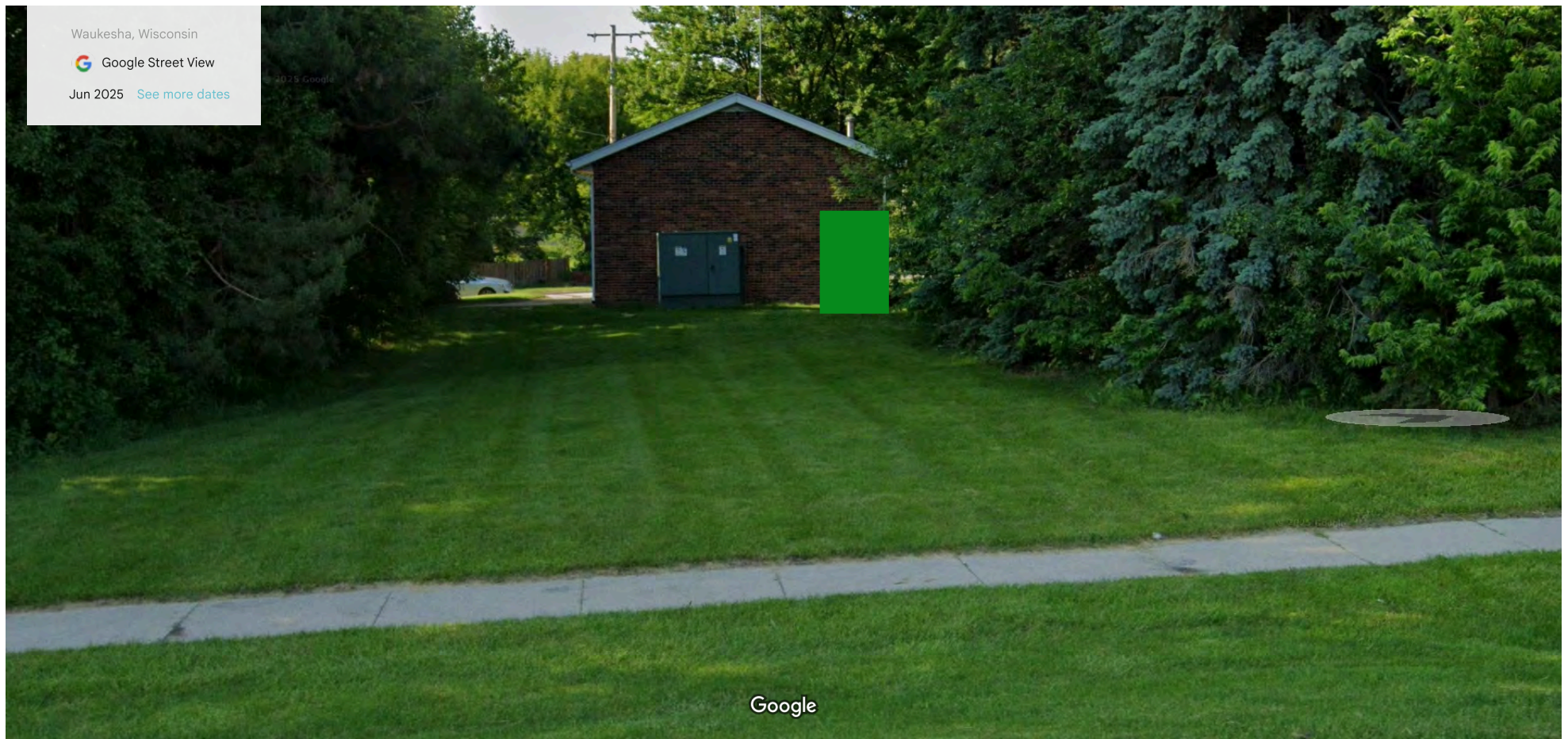


Figure 8 Elevation View With Generator Location



# Spark-ignited generator set

125 & 150 kW standby  
EPA emissions



## Description

Cummins Power Generation generator sets are fully integrated power generation systems providing optimum performance, reliability and versatility for stationary standby applications.

## Features

**Gas engine** - Rugged 6-cylinder Cummins QSJ8.9G spark-ignited engine delivers reliable power. The electronic air/fuel ratio control provides optimum engine performance and fast response to load changes.

**Alternator** - Several alternator sizes offer selectable motor starting capability with low reactance 2/3 pitch windings, low waveform distortion with non-linear loads and fault clearing short-circuit capability.

**Control system** - The PowerCommand® 2.3 electronic control is standard equipment and provides total generator set system integration including automatic remote starting/stopping, precise frequency and voltage regulation, alarm and status message display, output metering, auto-shutdown at fault detection and NFPA 110 Level 1 compliance. The PowerCommand® 3.3 control is also available as an option.

**Cooling system** - Standard cooling package provides reliable running at up to 50° C (122° F) ambient temperature.

**Enclosures** - The aesthetically appealing enclosure incorporates special designs that deliver one of the quietest generators of its kind. Aluminum material plus durable powder coat paint provides the best anti-corrosion performance. The generator set enclosure has been evaluated to withstand 180 MPH wind loads in accordance with ASCE7-10. The design has hinged doors to provide easy access for service and maintenance.

**NFPA** - The generator set accepts full rated load in a single step in accordance with NFPA 110 for Level 1 systems.

**Warranty and service** - Backed by a comprehensive warranty and worldwide distributor and dealer network.

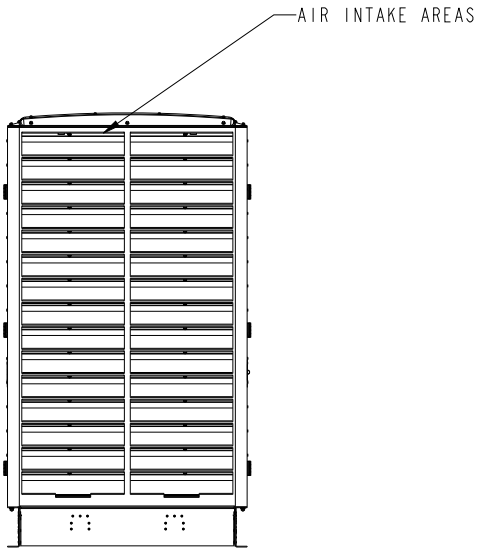
	Natural Gas		Propane		Data sheets
	Standby (60 Hz)		Standby (60 Hz)		
Model	kW	kVA	kW	kVA	60 Hz
C125N6	125	156	125	156	NAD-6303
C150N6	150	188	150	188	NAD-6304



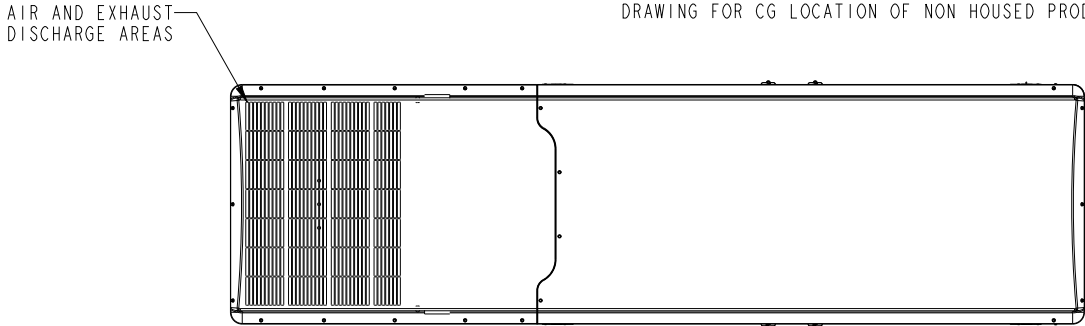


REL NO	REV	NO	REVISION	DWN	CKD	APVD	DATE
ECO-164828	A	1	PRODUCTION RELEASE	YN	NK	A.CHINTHALURI	30SEP16

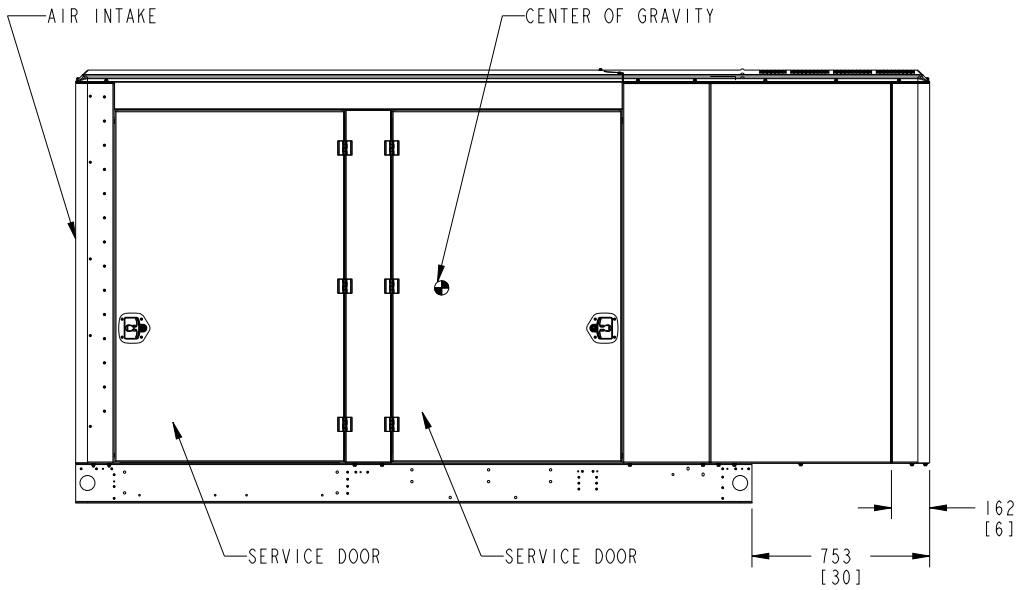
- NOTES:
- DIM [ ] IN INCHES
  - WITH THIS HOUSING INSTALLED ON AN OPEN GENERATOR SET, THE TOTAL WEIGHT WILL INCREASE BY 196 KG (432 LBS). THIS INCLUDES THE MUFFLER.
  - THE CENTER OF GRAVITY OF THE GENERATOR SET WHEN EQUIPPED WITH THIS HOUSING SHIFTS APPROXIMATELY 63MM (2.48 INCH) TOWARDS THE AIR DISCHARGE END OF THE HOUSING AND 36MM (1.42 INCH) HIGHER FROM THE GROUND, COMPARED TO THE EQUIVALENT NON-HOUSED PRODUCT WITH THE F179 SKID. SEE HOUSING READY SKID BASE OUTLINE DRAWING FOR CG LOCATION OF NON HOUSED PRODUCT.



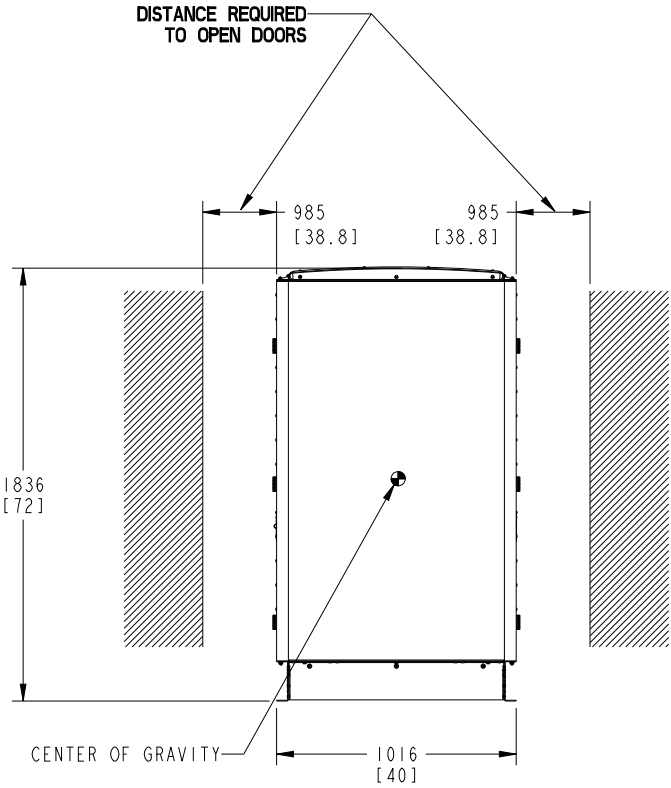
AIR INTAKE VIEW



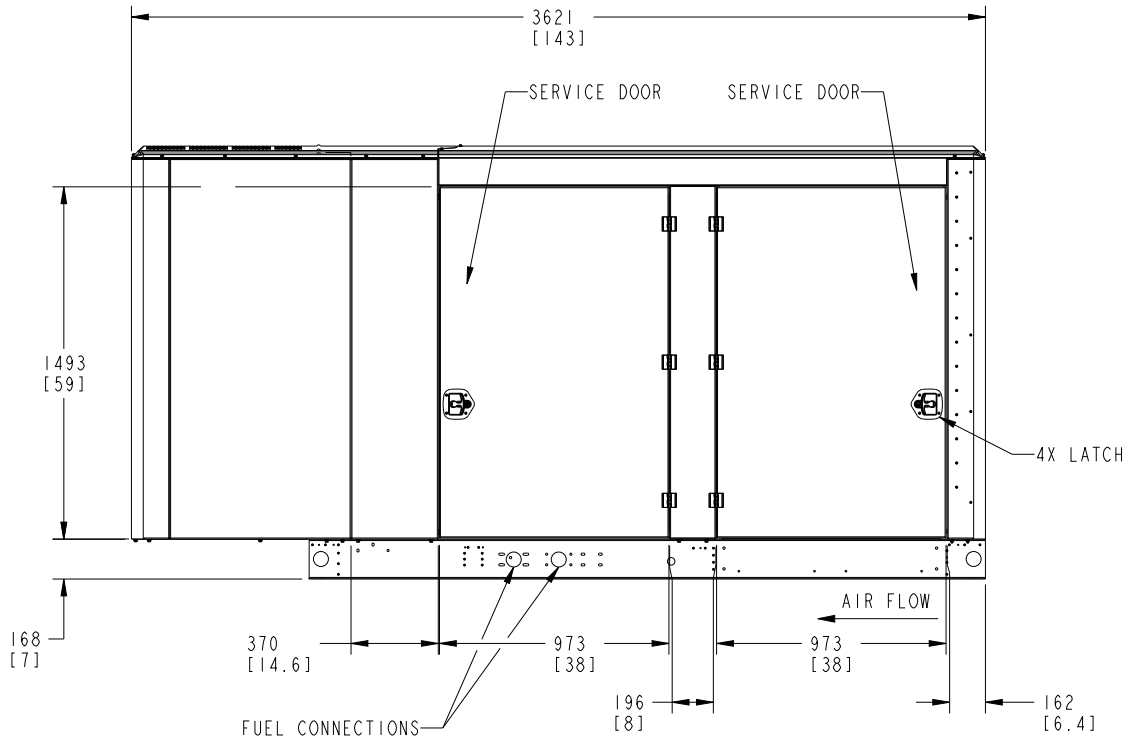
TOP VIEW



RIGHT SIDE VIEW






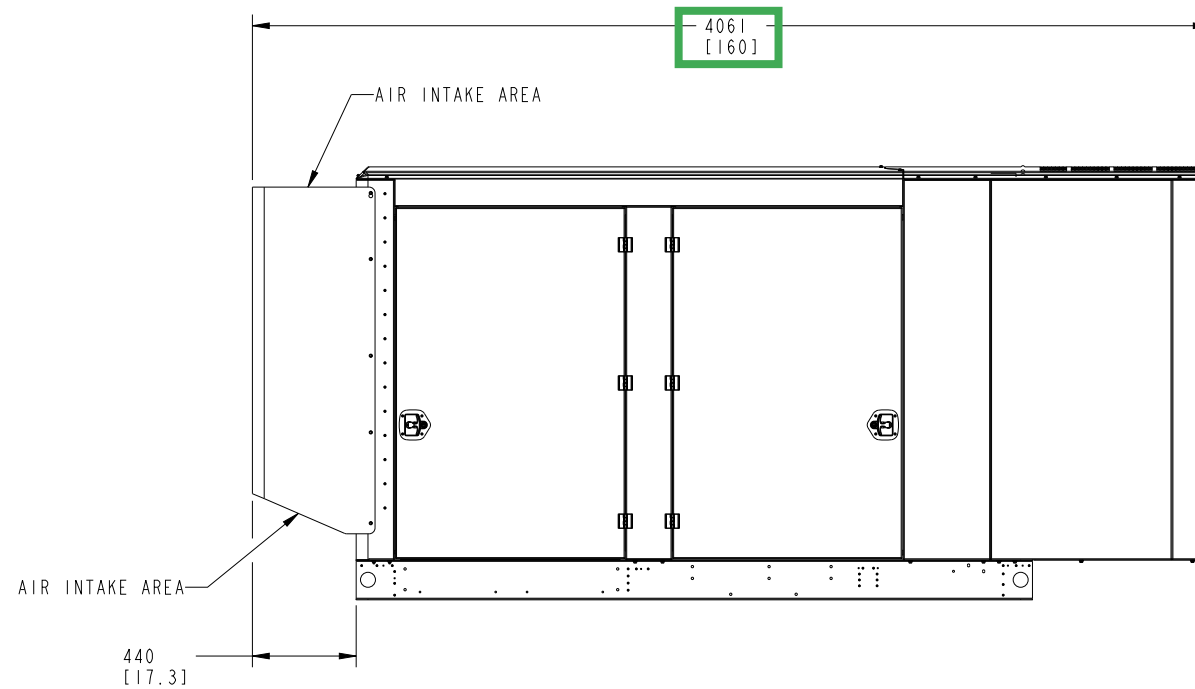
AIR OUTLET VIEW



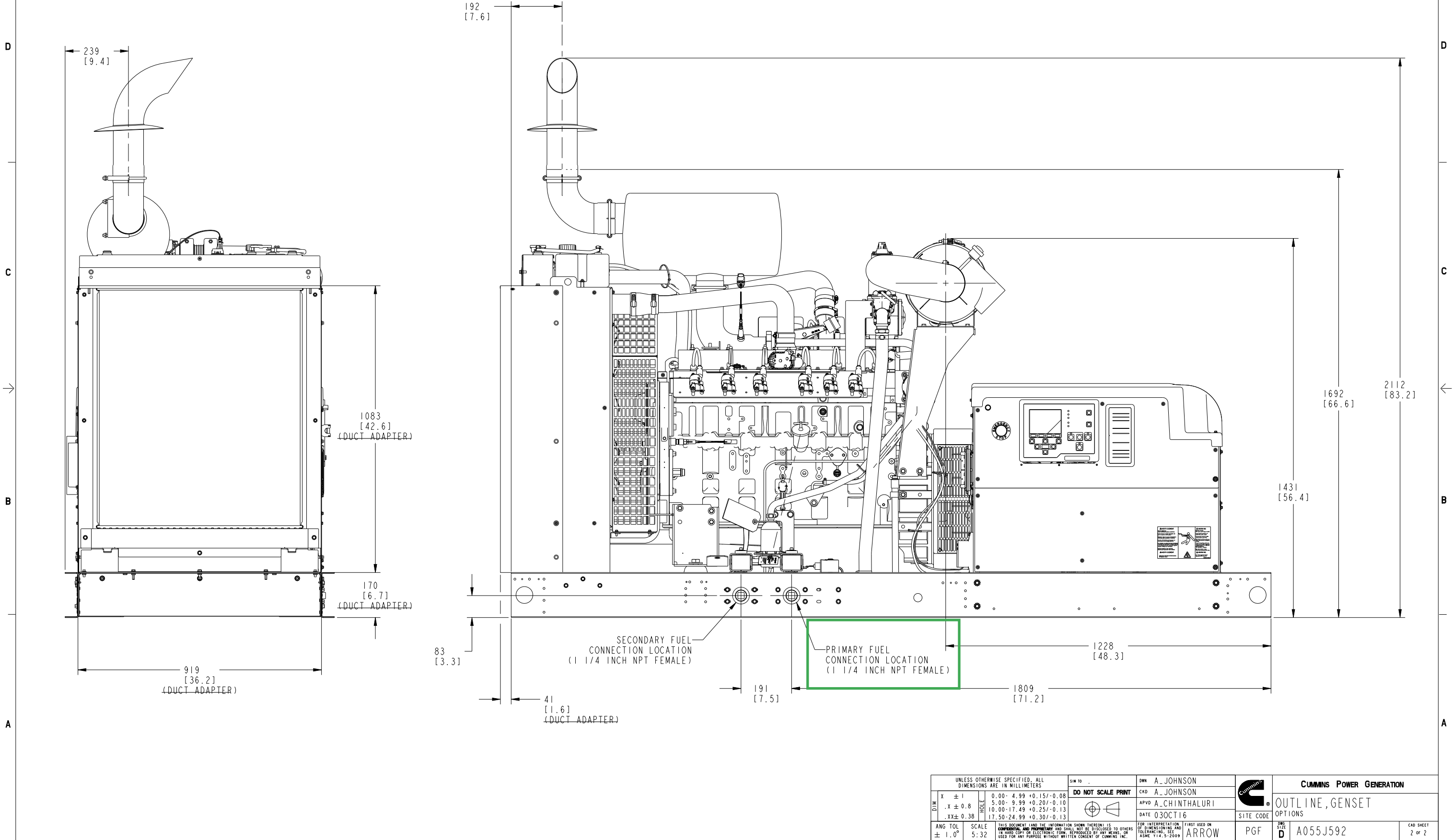
LEFT SIDE VIEW



F231-2 ENCLOSURE CONFIGURATION

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN MILLIMETERS				SIM TO A051P365	DWN Y.NICHT		CUMMINS POWER GENERATION			
DIM	X ± 1	HOLE	0.00- 4.99 +0.15/-0.08	DO NOT SCALE PRINT	CKD N.KASIBHOTLA		OUTLINE, ENCLOSURE	SITE CODE		
	.X ± 0.8		5.00- 9.99 +0.20/-0.10		APVD A.CHINTHALURI					
	.XX ± 0.38		10.00-17.49 +0.25/-0.13		DATE 20SEP16					
						FOR INTERPRETATION OF DIMENSIONING AND TOLERANCING, SEE ASME Y14.5-2009				
ANG TOL ± 1.0°				SCALE 1/15	THIS DOCUMENT (AND THE INFORMATION SHOWN THEREON) IS CONFIDENTIAL AND PROPRIETARY AND SHALL NOT BE DISCLOSED TO OTHERS IN HARD COPY OR ELECTRONIC FORM, REPRODUCED BY ANY MEANS, OR USED FOR ANY PURPOSE WITHOUT WRITTEN CONSENT OF CUMMINS INC.			PGF	DWG. SIZE A055V240	CAD SHEET 1 OF 2
				FIRST USED ON ARROW						



REL NO	REV	NO	REVISION	DWN	CKD	APVD	DATE
ECO-167824	B	1	PRODUCTION RELEASE	AGJ	AGJ	CHINTHALURI	06FEB17
		2	ADD SHEET 2	AGJ	AGJ	CHINTHALURI	06FEB17



UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN MILLIMETERS				SIM TO	DWN A. JOHNSON		CUMMINS POWER GENERATION	
DO NOT SCALE PRINT					CKD A. JOHNSON		OUTLINE, GENSET	
DIM	X ± 1 .X ± 0.8 .XX ± 0.38	HOLE	0.00- 4.99 +0.15/-0.08		APVD A. CHINTHALURI	SITE CODE	OPTIONS	
			5.00- 9.99 +0.20/-0.10		DATE 03OCT16			
			10.00-17.49 +0.25/-0.13					
			17.50-24.99 +0.30/-0.13					
ANG TOL ± 1.0°		SCALE 5:32	THIS DOCUMENT (AND THE INFORMATION SHOWN THEREON) IS CONFIDENTIAL AND PROPRIETARY AND SHALL NOT BE DISCLOSED TO OTHERS IN HARD COPY OR ELECTRONIC FORM, REPRODUCED BY ANY MEANS, OR USED FOR ANY PURPOSE WITHOUT WRITTEN CONSENT OF CUMMINS INC.					
			FOR INTERPRETATION OF DIMENSIONING AND TOLERANCING, SEE ASME Y14.5-2009					
			ARROW			PGF	DWG SIZE D	A055J592
								CAD SHEET 2 of 2