

Howell Oaks Development LLC

N28 W23000 Suite 20
Pewaukee, WI 53072
(262) 746-3600 Office
(262) 746-3605 Fax

August 19, 2022

Mr. Doug Koehler
Planner
City of Waukesha
201 Delafield St.
Waukesha, WI 53188

RE: Howell Oaks Addition No. 5 (Phase 6)
City of Waukesha Mechanical Building
Application for Review

Dear Mr. Koehler:

Attached for your review and approval are PDF copies for the plans of a building being proposed for the City of Waukesha Water Utility to house a pressure as follows:

- City of Waukesha Application for Development Review
- Mechanical Building Construction Plan with a revision date of 4/12/2022
- Plat of Survey with proposed grading contours dated 18th of August, 2022

The City of Waukesha Minor Site Plan and Architectural Review Fee in amount of \$330.00 will be submitted via USPS or hand delivered under separate cover.

Briefly, with the development of Howell Oaks Addition No 5 (Phase 6), the City of Waukesha Water Utility (Water Utility) requires the installation of a pressure reducing valve to provide acceptable water service delivery to this region of the City. Howell Oaks Development LLC (Developer) and the Water Utility have mutually agreed for the Developer to construct a mechanical building to house the pressure reducing valve and it's appurtenances. The 16'x20' single story building is essentially the size of the 1 ½ car garaged without a garage door. The construction materials and building massing are in conformance with the Declaration of Restrictions of Howell Oaks and the building design is representative of the existing homes in Howell Oaks. The mechanical building will be constructed on Outlot 9 of Howell Oaks Addition No. 4 (Phase 5) which was previously dedicated to the Water Utility. Upon completion of the mechanical building, the Water Utility will assume responsibility for its future maintenance.

I am herewith requesting placement on the next available Plan Commission Agenda for the approval of the Minor Site Plan & Architectural Review of the proposed Water Utility mechanical building to be built on Outlot 9 of Howell Oaks Addition No. 4 (Phase 5).

If you should have any questions or require additional information, please feel free to contact me at your earliest convenience.

Sincerely,



Dean A. Frederick
VP, Thomson Realty of Wisconsin, Inc.,
Agent for Howell Oaks Development LLC

Attachments