

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 10/28/2020
Item Number: PC20-0090	Date: 10/28/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Howell Oaks Addition No. 3, Phase 4, Madison Street, west of intersection with Prairie Song Drive - Final Plat. 29 single-family lots from 12,000 to 21,000 square feet along Madison Street and one 25,000 sq. ft. outlot at the NW corner of Madison Street and Prairie Song Dr. to be dedicated to the City as a small pocket park.	

Details:
The Final Plat of Addition No. 3 of Howell Oaks will include 29 single family lots along Madison Street, (Lots 91 – 119). There is a minor change from the preliminary plat, as the parcel at the NW corner of Madison Street and Prairie Song Dr. is now Outlot 7 and planned to be dedicated to the Parks Dept. for a neighborhood pocket park. Location of CBU for mailboxes should be identified, and an easement or outlot provided for the structure. A storm sewer and drainage easement is shown on Lots 106 -112. The isolated natural resource area is identified north of Madison St. and a existing wetlands are identified at the SW corner of Lot 114.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
Staff recommends approval with all Engineering Dept. comments and concerns to be addressed.

