

Howell Oaks Development LLC

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August 21, 2017

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

RECEIVED
AUG 25 2017
CITY PLAN COMMISSION

RE: Howell Oaks Addition No. 2
Final Plat Application for Review

Dear Mr. Koehler:

Attached for your review and approval are four (4) full size sets and seven (7) reduced size sets of the proposed Final Plat for Howell Oaks Subdivision. Also attached is the City of Waukesha Plan Commission Application for Review and the Plat Review Fee in amount of \$670.00 (\$300 + 36 lots @ \$10/lot + 1 outlot @ \$10/lot), a CD with a PDF copy of the Final Plat, and a copy of the WDNR Wetland Concurrence. A copy of Waukesha County's Certification of No Objection to Final Plat has previously been forwarded to the City Clerk.

Briefly, we are requesting Final Plat approval for thirty-six (36) single family lots which will be generally located west the Howell Oaks Addition No. 1. The site is zoned RS – 2 Single Family Residential District and a preliminary plat was previously approved for the entire 184 lot single family lot development. This addition to Howell Oaks will feature the extension of Howell Oaks Drive and Olde Howell Road west of their existing terminus and a new Scarlet Oak Lane subdivision street. Storm water management ponds were constructed in 2013 with the original Howell Oaks Subdivision. Site Construction is currently proceeding under review the City's Engineering Department. The Waukesha Water Utility has approved the construction and has inspected the installation water service to this subdivision and has executed a Developers Agreement.

Along with this request for Final Plat review and approval, we are also requesting a modification of the City's required minimum street grade. Engineers for the Developer and the City have been cooperatively planning and designing both the horizontal and the vertical street alignments for the overall Howell Oaks development since 2005 as part of the Preliminary Plat approval process. The Engineers have determined that the natural topography of the lands within Howell Oaks represent unusual and exceptional conditions in which strict conformance of the parameters within Chapter 23.06 (5) STREET GRADES, VERTICAL AND HORIZONTAL CURVES could not be achieved in the orderly development of the lands within Howell Oaks. Meeting the requirements of Chapter 23.06 (5) would require excessive mass grading of the lands, would create a negative impact of the existing environmental resources, and would create low points at street intersections at undesirable locations. By consensus of the Engineer's, the development of Howell Oaks Addition No. 2 would require 1 occurrence of non-conformance with Chapter 23.06 (5) as follows:

- The centerline grade for approximately 182 feet of Olde Howell Road will exceed the 8% maximum with a proposed maximum grade of 10.00%. Although the maximum centerline is exceed for only a short distance which will likely be undetectable to the traveling public, the exceedance makes a considerable contribution to the reduction of mass grading in this area of steeply sloped native topography.

I am herewith requesting placement on the next available Plan Commission Agenda for the approval of the Final Plat for Howell Oaks Addition No. 2 along with the requested modification to Chapter 23.06 (5).

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

Sincerely,

A handwritten signature in cursive script that reads "Dean A. Frederick". The signature is written in black ink and is positioned above the typed name.

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

Attachments