

Howell Oaks Development LLC

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August 25, 2021

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

RE: Howell Oaks Addition No. 4 (Phase 5)
Final Plat Application for Review

Dear Mr. Koehler:

Attached for your review and approval are PDF copies for the proposed Final Plat for Howell Oaks Addition No. 4 as follows:

- City of Waukesha Application for Development Review
- Final Plat of Howell Oaks Addition No. 4 (aka Phase 5)
- Attachment G: Final Plat Checklist
- Attachment A: Development Review Checklist
- Attachment D: Stormwater Management Plan Checklist

The City of Waukesha Final Plat Review Fee in amount of \$780.00 will be submitted via USPS under separate cover. The Final Plat has been submitted and comments have been received from the Department of Administration and Waukesha County Parks & Land Use (see attached).

Briefly, we are requesting Final Plat approval for twenty-three (23) single family lots and three (3) outlots which will be generally located west of Howell Oaks Addition No. 2. 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 not require the extension of Howell Oaks Drive and Olde Howell Road to their terminus. Storm water management ponds were constructed in 2013 with the original Howell Oaks Subdivision and the Storm Water Management Practice Maintenance Agreement was recorded at that time. Site Construction is currently proceeding and is near conclusion. Lots in Howell Oaks Addition No. 4 will range in size from 13,325 sf to 21,682 sf.

Relative to the three (3) outlots, Outlot No. 8 will be owned fractionally by every owner in the Howell Oaks subdivisions, Outlot No. 9 will house a future pressure reducing valve for the Waukesha Water Utility, and Outlot No. 10 contains wetlands and will be dedicated to Waukesha County as an addition to the Retzer Nature Center.

I am herewith requesting placement on the next available Plan Commission Agenda for the approval of the Final Plat for Howell Oaks Addition No. 4.

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

Sincerely,

A handwritten signature in black ink that reads "Dean A. Frederick". The signature is written in a cursive style with a large, looping initial "D".

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

Attachments