

Howell Oaks Development LLC

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September 28, 2020

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

RE: Howell Oaks Addition No. 3 (Phase 4)
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. 3 as follows:

- City of Waukesha Application for Development Review
- Final Plat of Howell Oaks Addition No. 3 (aka Phase 4)
- 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 to the Department of Administration (see attached DOA Request for Land Subdivision Plat Review).

Briefly, we are requesting Final Plat approval for twenty-nine (29) single family lots and one (1) outlot which will be generally located north of Howell Oaks Addition No. 2 and adjacent to the newly reconstructed Madison Street. 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 existing streets. 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 simultaneous with the reconstruction of Madison Street. Lots in Howell Oaks Addition No. 3 will range in size from 12,707 sf to 21,547 sf.

The Oaks Neighborhoods and Howell Oaks in particular is a fast growing and involved neighborhood. Although not identified within the Comprehensive Plan, there have been requests by the neighborhoods to create a neighborhood park. The City of Waukesha Parks, Recreation, & Forestry Department has been in discussions with the developer to identify an area for a neighborhood park and Outlot 7 has been identified as viable option for the park.

I am herewith requesting placement on the next available Plan Commission Agenda for the approval of the Final Plat for Howell Oaks Addition No. 3.

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, prominent initial "D".

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

Attachments