



Division of Transportation
System Development
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August 4, 2016

Renee Powers – Plat Review
Department of Administration
101 E. Wilson Street FL 6
P.O. Box 1645
Madison, WI 53701-1645

Subject: Standing Stone At Big Bend, City of Waukesha, Waukesha County

Dear Ms. Powers – Plat Review

The subject preliminary plat was transmitted to the Wisconsin Department of Transportation by the Department of Administration on July 19, 2016 under the provisions of Section 236.12, Wisconsin Statutes.

The Wisconsin Department of Transportation has considered this map in the light of the Rules and Regulations Governing Division of Land Abutting a State Trunk Highway or Connecting Highway, Chapter Trans 233, Wisconsin Administrative Code, promulgated under authority of Section 236.13(1)(e) and 86.07(2), Wisconsin Statutes.

The Department of Transportation certifies this preliminary plat as nonobjectionable, with the condition that the final plat comply with TRANS 233.02 and 233.04 Wis. Admin. Code, noted below. Full compliance with this and other pertinent requirements as set forth in the Department Rules will be required before we can certify the final plat.

Section 233.02 relates to the effect that a land division has on the adjacent highway by generating traffic, reducing sight distance, impairing safety, impeding traffic movements and impacting the public's investment in the highway. It is required that:

- Storm drainage be addressed.
- Noise mitigation be addressed.

Section 233.04

- The ownership of lands indicated adjacent to the subject land division including those on the opposite side of the highway.

Section 233 relates to noise and drainage.

· Noise barriers are warranted for this land division and the following note must be added to the map.

"The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the Highway's through-lane capacity"

Section 233 relates to the discharge of storm water directly or indirectly upon a state trunk highway. The land division layout shall include provisions for surface drainage in such a manner that the existing highway drainage system is not adversely affected. It is required that the developer provide our district office with a final plan for the subject plat.

It is requested that the land divider comply with Section 233.03 of the Rules by consulting with me regarding this matter. I may be reached at (262) 548-6704.

The final land division map, incorporating the appropriate revision, corrections or additions in compliance with the above-referenced Sections of the Rules, must be submitted in order that the objections noted herein may be removed.

Anyone has the right to appeal the region's decision. Anyone wishing to do so must send the request for the appeal along with a copy of this letter describing the decision, and reasons for the request to Mike Roach, Wisconsin Department of Transportation, Bureau of Technical Services, Director, P.O. Box 7986 – Room 501, Madison, WI 53707-7986. Said information must be mailed within 20 days of the date of this letter. Notification of receipt of the request for the appeal will be sent to the appellant, submitter (if different than appellant), owner, the municipality, county and the district. The Department will then review the decision with any new information and inform all of the above mentioned parties of the final decision within 60 days of receipt of the appeal.

We wish to thank you for your cooperation in these matters of mutual interest.

Sincerely,



Patricia A. Reikowski
Wisconsin Department of Transportation
SE Region - Land Division Coordinator
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