



Council Agenda Item

Meeting Date: January 16, 2024

Agenda Item: Meadowview Subdivision Final Plat

Staff Contact (name, email, phone): Allison Schwark, Zoning Administrator

BACKGROUND

(Enter the who, what when, where, why)

The applicant is requesting Final Plat approval for a multi-unit, zero lot line duplex development within the City of Whitewater. The development includes 38 parcels, 38 units, and 19 buildings with infrastructure, engineering, stormwater, easement requirements, and grading already in place.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

January 8, 2024 Plan Commission and Architectural Review Committee- Recommends approval to Common Council.

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff recommends that the City of Whitewater Common Council APPROVE the Final Plat with the following conditions:

- Location, width, and names of all proposed streets and walkways are listed.
- Plat shows layout and scale dimensions of all lots and proposed lot and block numbers.
- Plans show the proposed locations for streets, walkways, drainageways and public easements, including planned future extensions for reasonable distance beyond the limits of the proposed subdivision when requested.
- Final engineering design plans, approved by the director of public works prior to approval of the preliminary plat. In the event the director of public works waives or postpones this requirement, the city shall require a statement from a licensed engineer representing the project which certifies that the technical requirements of this chapter will be met when final engineering design plans (including plans and profiles for public improvements (e.g., city sanitary sewer and water) and grading erosion control and stormwater management plans) are submitted.
- A surface water drainage plan for the plat shall be provided. The plan shall indicate but not be limited to the following: elevation of streets, existing and proposed topography, proposed drainage swales, proposed yard swales, proposed finished first floor elevation ranges, and indications of the direction of drainage.
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g) Arrows to indicate the direction of drainage swales required for intra-block drainage and the following note shall be shown: "Arrows indicate direction of drainage swale construction during grading and said swales shall be maintained by the lot owner unless modified with approval of the city's director of public works."

h) A minimum ten-foot wide drainage easement (five feet on each side of the property line) shown along all joint property lines on the plat. Such easement shall be designated as a stormwater drainage easement and shall conform to the drainage plan.

i) The surveyor shall record a copy of the approved final plat with the appropriate register of deeds, but only after certificates of city council, surveyor, owner, and other certificates required by Section 236.21, Wisconsin Statutes are placed on the face of the plat.

ATTACHMENT(S) INCLUDED
(If none, state N/A)
Resolution Approving Final Plat
Meadowview Subdivision Final Plat