



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: May 3, 2024
Re: Additional Easement Review – Blue Stem Meadows 3 (CSM 8540 & 8541)

Blue Stem Meadows 3 is a subdivision development south of CTH CE and east of Haas Road. Lots 117 through 122 of Blue Steam Meadows 3 were split in July, 2023 to reduce the lot width to 74 or 75 feet and create one more lot. These lots are smaller in size for cottage style homes. These lots are now Lot 1 through 3 of CSM 8540 and Lot 1 through 4 of CSM 8541. Please see exhibit attached.

During the creation of the drainage plan, both the plat and the lot split CSMs did not show necessary drainage easements, and a storm sewer easement between Lot 2 of CSM 8541 and Lot 3 of CSM 8541.

Davel Engineering, agent for owner, Dercks Dewitt LLC, has submitted a Permanent Easement document to show the easements explained above. Please see exhibit attached.

Staff Recommendation

Staff recommends to approve the easements for Blue Stem Meadows Lot 123, Lots 1 through 3 of CSM 8540, and Lots 1 through 4 of CSM 8541