



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Associate Planner Lily Paul
Date: March 15, 2023
Re: Preliminary Plat Review – Blue Stem West

Davel Engineering, agent for developer Tom Dercks, has submitted a preliminary plat for review. Blue Stem West is a subdivision development adjacent to existing Blue Stem Meadows 3 and Wildlife Heights subdivisions. Blue Stem West adds 56 residential single-family lots to this area of the city. This development also features the completion of Red Fox Lane and White Dove Lane, which will provide adequate traffic flow for existing and future residents, and EMS. This subdivision will be developed over 17 acres, which has recently petitioned to be annexed into the City of Kaukauna. The average lot size is about 10,500 square feet. There is a large range of lot sizes, from ~8,800 square feet to ~15,700 square feet. This range allows for a mix of single family homes to be built. The smaller lots are intended for smaller cottage style homes that will attract retired persons, those that want to downsize, or young professionals. Lot widths range from 66 feet to 116 feet which meets Zoning Code requirements.

Utility and drainage easements will be shown on the final plat.

Staff Recommendation:

Approve the preliminary plat for Blue Stem West and recommend the same to the Common Council.