



# MEMO

## PLANNING & COMMUNITY DEVELOPMENT

To: Common Council  
From: Joe Stephenson – Planning Director  
Date: October 13, 2022  
Re: Preliminary Plat Review - Bluesteam Meadows 3

Blue Steam Meadows 3 is a subdivision development south of CTH CE and east of Haas Road. Blue Stem Meadows 3 adds on to the previous 2 phases, platting more homes beyond Antelope Trail and extending Haas Road to the south. This subdivision is a total of 29.4 acres. There are 59 proposed Residential Single-Family Lots. The average lot size is about 13,500 square feet. Lot widths range from 73' to 120' with the average lot width being about 90' wide.

The roads proposed are extensions of existing Haas Rd, Snow Goose Way, Beckett Lane and White Dove Lane. The grid like patter and the future extension of Haas Road will provide adequate traffic flow for the new and existing residents.

The Plan Commission reviewed the plat and recommended approval to the Common Council. Plan Commission also gave staff direction to work with the developer and get clarity on easements, wetland locations, and road extensions for the final plat.