



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Legislative Committee
From: Adrienne Nelson, Associate Planner
Date: July 16, 2026
Re: High Pointe Meadows Subdivision Phase 1 Preliminary & Final Plat

Dercks 5 LLC c/o Tom Dercks, property owner and petitioner, has submitted a preliminary and final plat for the development of High Pointe Meadows Subdivision Phase 1. This development would be located to the west of the Verbeten Subdivision and Inside the Park Place. This new development is planned to be completed in three phases. In phase 1, there would be 63 new residential lots created along with 3,522 linear feet of street, with one entrance off of DeBruin Road to the west and two entrances in the south off of Springcrest Drive and Cilantro Lane.

The applications, preliminary plat, and final plat are attached to this memo.

Recommendation

Staff recommends approval of the High Pointe Meadows Phase 1 **preliminary plat** resolution to the Common Council with the following conditions:

- That for lots 32-35, no site work starts, no building permits are issued, and no sale of land occurs until FEMA and the Wisconsin DNR's review is complete and City floodplain ordinance updates for this area are approved by the Common Council. *Although no significant changes are expected for the floodplain on these properties, that will not be formally confirmed until all reviews are complete.*

Staff recommend approval of the High Pointe Meadows Phase 1 **final plat** resolution to the Common Council with the following conditions:

- That for lots 32-35, no site work starts, no building permits are issued, and no sale of land occurs until FEMA and the Wisconsin DNR's review is complete and City floodplain ordinance updates for this area are approved by the Common Council. *Although no significant changes are expected for the floodplain on these properties, that will not be formally confirmed until all reviews are complete.*

- That the proposed CSM for the remaining lots in the Town of Buchanan is approved and recorded, OR separate easement documents are approved by City staff and recorded for drainage, grading, and storm sewer purposes.
- That the preliminary plat for High Pointe Meadows Phase 1 is approved by the Common Council.

