



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Common Council
From: Dave Kittel Director of Planning and Community Development
Date: August 23, 2024
Re: Final Plat Review – Blue Stem West

Davel Engineering, agent for developer Tom Dercks, has submitted a final 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 been 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 115.02 feet, which meets Zoning Code requirements.

The Plat conforms to all provisions in Chapter 18 Subdivision and Platting Regulations of the City Ordinances. The Final Plat conforms substantially to the approved Preliminary Plat. The Plan Commission reviewed the Final plat and recommended approval of the Final Plat with the following changes:

1. Adding 10ft drainage easement to the rear of southern lots #43 thru 56
2. Replace 12ft utility easement with a 10ft drainage easement in the rear of lots 1 thru 14

A copy of the Final Plat with the above changes, application and resolution are attached to this memo.

Staff Recommendation:

Approve the Resolution for the Final plat for Blue Stem West.