



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: March 31, 2023
Re: Final Plat Review – Hurkman Heights 4

Hurkman Heights is a development South of Highway 41 on the north end of the city. It is a 26-unit single-family development that has been built out in 4 phases. Plan Commission has reviewed the preliminary plat for this phase and approved with the condition:

- The west end of Setter Drive should gain proper easements and create a bulb, instead of a dead end road.

Now, here is the final plat with the requested changes. The extension of Setter Drive better the safety and traffic concerns and will provide a joining of the various phases of Hurkman Heights Subdivision, and the temporary cul-de-sac allows ease for future property owners to back out of their driveways.

Recommendation:

Approval of the Hurkman Heights Phase 4 Final Plat, and recommend the same to the common council with the following conditions:

- **Prior to construction all applicable permits and approvals are obtained from Engineering, City Building Inspector, and DNR.**