



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: April 7, 2026
Re: Preliminary Plat Review – High Pointe Meadows

Tom Dercks, petitioner, has submitted a preliminary plat on behalf of Verbeten Development Inc., property owner, for the development of the High Pointe Meadows Subdivision. 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 two phases, and it would create 117 new residential lots over a total of about 48 acres. A total of 1.19 miles of street would be added, with one entrance off of DeBruin Road to the west and two entrances in the south off of Springcrest Drive and Cilantro Lane. The smallest lot size would be 10,012, and the largest lot size would be 69,297. Utility and drainage easements will be added to the final plat.

Staff Recommendation:

The preliminary plat presented is pending extraterritorial CSM and annexation approval. Staff is recommending discussion and, if there are no concerns with the preliminary plat as presented, recommend approval to the Common Council with the following conditions:

- That the certified survey map (CSM) is reviewed and approved by all applicable review bodies and recorded with Outagamie County.
- That the petition for unanimous annexation is reviewed and approved by all applicable review bodies.
- That the floodplain study is completed and the floodplain map amended in compliance with Municipal Code.